

The Home Plan Book



*A Collection of Fifty Architectural Designs
for Homes of Moderate Cost of which
Complete Working Drawings are Available*

MAURICE D. KREIN
ARCHITECT

NATCO·HOLLOW·TILE



*Residence
Doncliffe Drive
Toronto*

Architect, Chas. S. Cobb, Toronto

Contractors, Tober-Ford Construction Co., Ltd., Toronto

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THE advertising section of The Home Plan Book is one of the most informative, suggestive and useful departments of the entire book. Practically every classification is represented, so that readers will find it exceedingly profitable to consult these pages for the valuable ideas and suggestions to be found covering every phase of home building.

The advertising section is representative of the outstanding recognized manufacturers of materials entering into the construction and outfitting of Canadian homes. Readers of The Home Plan Book can therefore feel the utmost confidence in consulting the advertisements and in dealing with the advertisers.

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Concrete is the most important material in the construction of modern buildings. It is the basis of all modern architecture and is the most versatile of all building materials.

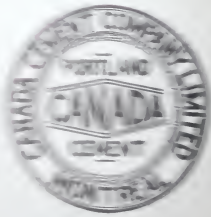
Concrete is the most important material in the construction of modern buildings. It is the basis of all modern architecture and is the most versatile of all building materials.

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Concrete is the most important material in the construction of modern buildings. It is the basis of all modern architecture and is the most versatile of all building materials.

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As a base for stucco Harbour Sand Lime Brick is an ideal material. Their uniform size gives true walls and true surfaces, and stucco has a natural affinity for Harbour Sand Lime Brick, to which it adheres firmly and permanently, preventing ugly cracks or ruptures.



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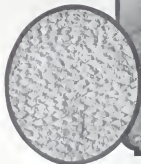
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Pedlar's
Metal Lath
Prevents

This

See

*Note below, how
Metal Lath is
embedded in the
plaster.*



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SELLERS KITCHEN CABINETS - Brantford, Ont.

SELLERS KITCHEN CABINETS

"The Best Servant in Your House"

BUILD WITH

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THE HIGHEST QUALITY IN

BRICK

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is an investment and its real worth depends on the durability of the materials embodied in its structure and the economy of its upkeep. Inferior materials mean increased depreciation and increased expenses for its maintenance. Cooksville Brick fills—and adequately fills—these requirements of durability and economy and offers in addition the beauty of color and charm of texture.

Cooksville Brick

comes in a wide range of colors with various types of surface finishes. Rough-textured of every kind, Smooth-faced and Pressed. They are made from the highest quality of shale known, and being hard burned, are proof against deterioration and discoloration.

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Crown Office Building

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HEAD OFFICE

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We make such well known furnaces as the "HECLA", "SUCCESS", "STAR", "STANDARD ALL CAST", "HILBORN", etc. All these in a wide range of sizes, and to be installed either in piped or pipeless styles, or combination Warm Air and Hot Water. CLARE Furnaces enjoy an enviable reputation, which we guard by absolutely guaranteeing any heating plant we sell.

Let us repeat, "plan your heating when you plan your house, not after it is built", and consider us freely at your service.

Yours truly,

MHS.
AM.

CLARE BROS. & CO. LIMITED.



Clare's "HECLA"



Clare's "SUCCESS"



Clare's "STAR"

Clare's "STANDARD"
All Cast Iron.Clare's "HILBORN"
Wood Furnace



Eight Points of Westinghouse Superiority

- 1—Reciprocating double pole switches—permitting turning from any position to any other position and in either direction.
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- 8—The fuses are so located as to be easily accessible. This is an excellent feature and a valuable one. Each heating unit is connected to a separate fuse situated directly beneath the switch controlling the current it protects. Should a fuse blow out, it is a simple matter to drop the front panel and replace the fuse.

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The Westinghouse Electric Range has lightened the labors and added to the comfort of thousands of housewives.

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The beautiful seamless porcelain enamel-lined oven is a special Westinghouse feature which will appeal to every woman. It is unusually large and equipped with removable wire racks and an aluminum broiling pan. The seamless feature makes it easy to clean.

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"Type W"—the latest improved model.*

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Canada

Canadian Westinghouse Company
HAMILTON Limited ONTARIO

Westinghouse

Electric Ranges



Many Artistic Effects in Beautiful Homes

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If you want a real home, build it of everlasting Milton Brick. Build it of Milton Brick if you would save money and insure beauty with comfort and economy.

The Milton Brick home meets all of these essentials. Its rugged, artistic walls

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Milton Brick is the finest face brick known, due to the remarkable properties of the shale from which it is made. Time and weather only serve to beautify and strengthen it. It is by far the most ideal material for homes of beauty and of permanence.

*Let us send you samples and prices
of red and buff and flashed brick.
Also of our famous "rug" brick.*

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Not with the dead, stagnant air of radiator heats.

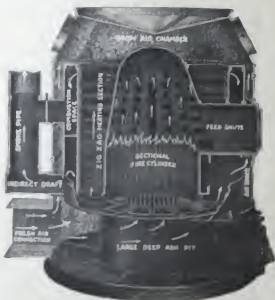
Not with the scorched oxygen-exhausted air of furnace heats.

But with fresh air—just as buoyant, just as invigorating, just as health-giving as the bracing air of a Crisp October day.

It is fresh because it is taken directly from outside and goes up the zig-zag tubes too quickly to become scorched. It is delivered in large volumes healthfully warmed instead of in small volumes superheated.

The same temperature is maintained in the rooms as with other heats—but healthfully maintained. That's the difference.

The Kelsey Humidifier mixes with this fresh air just the healthful proportion of the moisture. Does away with all tense dryness. Adds the last touch to duplicating indoors with Kelsey Health Heat, the healthfulness of the outdoor air.



Write us for prices on the Kelsey Warm Air Generator

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James Smart Plant

Brockville, Ontario

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WILLIAM J. HALL & CO., Yonge St. and Marlborough Ave., Toronto; Dealer

Ask Yourself

Partitions always directly over each other—giving greatest possible supporting strength.

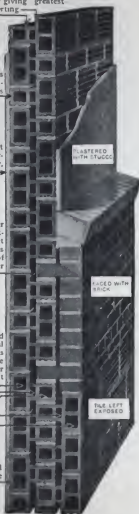
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- 6: Made of Shale to withstand the weather and rough handling.

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Interlocking Tile

possess all these virtues you can purchase without fear.

We make all sizes of Partition Tiles. Four Producing Factories.

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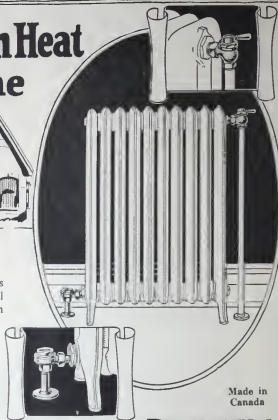
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The Dunham Heating Service co-ordinates all factors, so that the boiler, radiators, piping and necessary Dunham de-



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HEATING SERVICE

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18 St. Thomas Street, London, England, SE-1

The HOME PLAN BOOK

*A Collection of Fifty Architectural
Designs for Homes of Moderate
Cost of which Complete Working
Drawings are Available.*

BY
MAURICE D. KLEIN
ARCHITECT



THE HOME BUILDERS' SERVICE BUREAU
265 ADELAIDE STREET WEST, TORONTO, CANADA

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INTRODUCTION

"I have always felt that the best security for civilization is the dwelling, and that upon properly appointed and becoming dwellings depends more than anything else the improvement of mankind. Such dwellings are the nursery of all domestic virtues, and without a becoming home the exercise of those virtues is impossible."—*Beaconsfield*.

A HOME, in permanent form, is really one of the greatest objectives in a well-ordered and successful life. Virtually every ambitious person wants to own a home of his own or her own some day, and is willing to make the investment of a life-time to obtain it. Especially is this true in Canada, where people of the most modest means will put their best into the establishment of a "roof-tree and patch of green", and will sacrifice and work and plan to keep and beautify it, valuing it always as the nucleus of family life and the fundamental symbol of property.

To have a home of your own means that you have graduated into the class which "lives" rather than that other which "exists". It may also mean the investment of the better part of your available means as well as financial obligations which will extend over a period of years, but it will mean too, that you have taken the first step towards the establishment of real independence and really profitable living.

BUILDING A HOME.

There are two ways of going about the business of securing a home. Admittedly the easiest way is to buy one that is already built, but you will pay for the convenience. Most real estate owners have either built to sell at a handsome profit or have purchased from previous owners who also made a profit, and the man who "buys to dwell" faces a big price and a not very promising future for retrieving what he must expend.

Building your own house is usually the cheapest and certainly the most desirable way of securing the ideal home. It is your own from the very foundations, it will contain very little improvement which you have always wanted, and it will

be in the locality which you yourself will choose. And locality is an important factor when you consider your family and the possible question of resale.

The building of a house, however, entails a considerable amount of trouble unless it is gone about in the right way. After the land is purchased you must have a house plan to suit your requirements as well as your purse. If it is your desire to make your home as beautiful as possible, permanent, comfortable and convenient in all its interior arrangements, you will be wise to obtain an architect's plans and service.

PLANNING THE NEW HOME.

Your home, regardless of its size, demands the best possible plans. They are the basis of your future comfort and satisfaction. A house built from hit-or-miss drawings will result in waste; and waste lessens the buying power of your hard-earned home building dollars. Near-sighted saving prompts an astonishing number of home builders, large and small, to work with rough plans made by some local carpenter or builder, perhaps, who knows absolutely nothing about the finesse or service of architecture. You really pay for his rough plans, although you may think you are saving the architect's fees, for no builder can work without drawings of some kind, in fact they are a necessity in all cities where permits are compulsory. These cost your builder money, and you yourself pay for them—inferior though they be. You will also pay for an inexperienced man's inevitable blunders in conservation of space and carrying out of detail, which an architect is trained above all things to effect. Then, too, where a house is simply turned over to a builder, he in-

variably, and quite naturally, makes a higher charge than would have been the case had you originally sent out plans to several contractors for competitive bids.

THE ARCHITECTS SERVICES.

An established architect would charge you eight per cent. of the cost of your home for his services, including superintendence. Many charge ten per cent. on houses costing less than \$10,000 to build, for it costs almost as much money to prepare professional plans for a small dwelling as a mansion, and it is usually more difficult. This cost, however, should never be considered as an expense, for the savings effected and the satisfactory results you will achieve, will more than offset the amount you pay.

This charge, which may appear exorbitant to those who do not realize the amount of care and thought, as well as the number of days which are required to complete one set of plans, has resulted in the average home builder doing without an architect's services, which accounts for some of the uniformly dull, monotonous and unattractive appearances of our small or moderate-sized houses.

This situation, too, has resulted in a large number of organizations preparing stock plans for inexpensive homes, which they supply at fairly low prices, since most of their plans are designed for the exclusive use of their own building materials. Although many of these plans are exceptionally good, a large proportion are decidedly inferior. Aside from the disadvantage of having a plan designed for a particular type of construction intended for a particular material, practically all of these plans are of American origin, designed for United States requirements. Many omit basements and foundations, and the heating and insulation arrangements are totally inadequate for use in Canada. Then, too, a good many are suitable for frame construction only, and so do not conform to the building by-laws of most of our Canadian cities.

HOME BUILDERS' SERVICE.

The Home Builders' Service Bureau, the publishers of this volume, is an independent, unbiased Canadian organization which has evolved an architectural service, whereby Canadian home builders can obtain at moderate cost, well studied,

carefully prepared designs and complete working drawings for better Canadian homes . . . homes which can be built in any of the familiar Canadian types of construction. The low cost of the service is possible through methods of distribution on a co-operative basis, whereby the original cost of preparing plans is spread over the sale in different localities in various cities.

This volume illustrates and describes fifty designs for homes of varying sizes. They have been especially prepared by Maurice D. Klein, the well-known Toronto architect, whose work represents the last word in modern, economical, and artistic construction. "The Home Plan Book" will help you decide the exact type of home you want, and the use of the plans which are available will enable you to effect economies of space and material, which will reduce your building cost considerably. By using plans, you will be able to obtain competitive tenders from reliable contractors who will know precisely what you want, can tell you how much the finished house will cost, and enable you to obtain exactly what you pay for.

SELECTION OF SITE.

In selection of a site, the first consideration, of course, is a healthful location. A high, dry and well-drained lot is what to look for, one where a good water supply is already assured and the sewage system taken care of.

These last two matters are seldom a problem in any developing neighbourhood, but they are the bugbears of the real estate boom project. Beware of the offers of cheap land companies where improvements and systems are promised but slow in forthcoming.

On the whole, unless you have the most infallible assurance of rapid building strides in any undeveloped area, it is the best policy to make your purchase in a district where homes of the type you would desire your own to be, have already begun to appear. The initial cost of the property may be a few hundred dollars more, but you will have the assurance of desirable neighbours, and will never have to meet the heavy taxation which the installation of new water and drainage systems entail.

Especially important is that question of surrounding properties and dwellings. Land-buying schemes which attract by the "easy payment"

features of their business arrangements, usually by their very ease gather in an inferior type of purchaser. In many cases, even where certain restrictions may be in force for the original sale; the lots may be resold several times before they fall into the hands of actual builders, and you may find yourself surrounded by the shack-like dwellings of very questionable folk indeed, unless building restrictions are carried out by a conservative company. Most fly-by-night companies drop all responsibility immediately their lots are sold, and the resultant slipshod development has ruined many an otherwise promising home-site. Responsible companies are the best people to deal with in buying land in new areas.

In connection with cost, the actual cost per square foot is not necessarily the price of value, and in comparing properties in different localities, one must enquire into the factors which make for value. Are there, for instance, public service companies supplying household needs; is the site situated or so conditioned as to render building not too expensive, and is the character of the neighbourhood sufficiently stable to insure against decline of property values?

Is it convenient? That is, will it be possible for working members of the family to reach and return from their places of business without too great fatigue? Are there schools and churches within easy distance?

Exposure is an important factor for comfort in this country. A house placed without thought of the reach of the winter sun is a cheerless and unhealthy place.

Of course, all these points go as far toward making your purchase a good investment as a comfortable site for the home.

BUYING THE LOT.

A good way to evaluate possible property, is to look into the local tax-rate. Although assessment is rarely made on the full value, it will nevertheless give you a very good idea of its worth in the eyes of civic experts, and it will also give you some idea of what its carrying expense would be.

Another good method of getting unbiased information in property value is to enquire for terms on the district at reliable loan and mortgage companies. This is important information to have in

any event, as the first and second mortgages which you will be able to place on your property will play a large part in the financing of the building.

EXAMINATION OF THE TITLE.

Ownership to a piece of land is established by what is known as the title. A title passes from one person to another as the property is sold over and over again, the transaction usually being recorded through the county. Titles can sometimes be traced back to original land grants in Colonial times.

The validity of a title can be assured by a competent lawyer. On granting a loan the mortgagee will insist on some such evidence that the title is satisfactory. All mortgagee's include a title search in the transaction.

In checking up your land with title description, it is well to have a survey made. In this way, you will have a more definite understanding of the landmarks and boundaries by which it is identified. It is important also to note whether there are any easements which might for instance, grant a right of way to a neighbour, or allow a telephone company to place its poles on or near the property, or a water company the right to run its mains across your land.

The title may be obtained in the name of the husband or wife, or in both names. The latter procedure is more desirable in many ways if there is no business objection.

FINANCING THE HOME.

"Don't try to build on a shoe-string," is a pious warning, but it should not make one pessimistic. It is necessary to have at least one-third of the cost of your house and lot in hand before you begin to build, however. After that, it is an easy matter to raise the remainder in first and second mortgages.

FIRST MORTGAGES.

In Canada, building loans are handled chiefly through large loan companies. Very often, real estate agents or lawyers will act as intermediaries in securing first mortgages, but it is customary for them to charge commission. In taking up your first mortgage with a reliable loan company you avoid paying such commission.

The first mortgage may cover fifty per cent. of the value of your lot and completed house. That is, for instance, if your lot is worth say, \$1,000, and your proposed house, \$5,000, the company will pay as much as \$3,000 on the first mortgage on terms satisfactory to itself.

It is seldom that you can secure the entire sum in one payment. Usually, no payment is made until the roof is actually on the house. From then on the loan will be paid in such installments as may be arranged, the interest running anywhere from 6 to 7½ per cent. Contractors are quite accustomed to receiving their own remuneration under these arrangements; indeed it is considered the normal procedure.

SECOND MORTGAGES.

If you wish to arrange for additional funds, a second mortgage may be secured through a second mortgage broker, individual investor, or lawyer who has clients' money for investment. Very often the contractor himself will offer to take this up, or will act as agent for some of the large building supply companies with which he does business. Of course a second mortgage is a greater risk than the first, and for that reason, money loaned on this basis is usually taken at a discount and the mortgagor does not receive full value. Anywhere from ten to twenty-five per cent. is the ordinary discount. A second mortgage is in the nature of an accommodation, of course, and for this reason, higher interest and the aforementioned discounts are in order. A builder might easily be willing, for instance, to accept \$1,000 on a \$1,200 mortgage, to secure ready money.

BUILDING THE HOME.

After the plan has been decided upon, it is well to start at the beginning to be sure that nothing has been overlooked. If there are any changes or little additions which you wish made, this is the time to note them in writing, before the plans are submitted for bids on the building contract. The stunning blow delivered by the contractor when he presents his bill for "extras" may thus be avoided.

There is usually, in city districts, a small fee for building permit, and this should be looked into, of course, before any work is begun. Plans must be submitted to the authorities for conformity to

the building code and zoning ordinance to obtain this permit.

The contract for the finished house may be placed with a single contractor after obtaining competitive tenders, who will be responsible for the entire job. This is usually the most satisfactory way, for the contractor may be able to secure better terms and supervise the work more effectively than the owner. When this is done, the owner knows at the start what the cost of the house will be, provided his plans are complete and he does not have to allow for extras.

There are three ways of letting a contract:

1. The contractor may be paid a lump sum for the entire work.
2. He may be paid for all material and labour, and receive in addition an agreed percentage of the cost.
3. He may be paid for all material and labour and receive in addition a fee for supervision.

The first has the advantage of settling everything in advance, whereas the others may give the contractor an opportunity of profiting on alleged higher costs of labour and materials.

The contract forms should be carefully drawn up with provision for arbitration of disputed points before a third party. This insures a quick form of settlement for disputes that might otherwise hold up completion of the contract or lead to court action. Standard contract forms may be obtained from the Home Builders' Service Bureau. (See page 116).

As the rate for fire insurance may depend upon the material used in building, the fire protection in construction, etc., this should all be taken into consideration when contracting. Insurance is always necessary, not only to protect the mortgage-holder, but the equity of the owner.

The signature of both the owner and the contractor should appear not only on the contract, but on the specifications and drawings, all of which should be included as part of the contract.

Before making the final payment to a contractor, care should be taken to find whether all his bills for wages and materials have been paid. Should the workers or the material dealers not be paid, the law may give them a preferred claim or lien on the property, and the owner may have to pay a second time for such work or materials as the contractor failed to settle for.

WAYS OF REDUCING BUILDING COST.

There are various and sundry ways of keeping down building costs without necessarily cheapening the finished house. It is more a matter of knowledge than of parsimony and every experienced builder can put down money saved to well-worked-out economy and forethought.

If funds are limited, it is wise to leave some of the finishing touches until money is in hand to pay for them. This is sometimes true, even when the actual cost with the workmen on the job, would be less than it would be later. For instance:

1. \$50.00 to \$150.00 may be saved by omitting basement partitions.
2. \$300.00 to \$600.00 may be saved at a time when initial cost is eating into the ready cash, on leaving off porches.
3. Stock sizes of doors, moldings, and fittings cost less than special mill work, and there is less waste. There are plenty of good styles available, in very pure architectural design.
4. Wide siding is more attractive than narrow, but the cost is about twice as much.
5. The house may be made as small as possible consistent with taking care of the family and architectural symmetry. It can always be added to at some later date.

There are many other places where desirable

economies may be effected, and they will readily present themselves, but slipshod workmanship or the use of faulty materials should always be avoided, for it is more costly in the long run.

MAINTENANCE COST.

In addition to payments on principal and interest on loans for your home, allowance must be made for some or all of the following expenses:

Renewals and repairs.

Property tax and special assessments.

Insurance.

Water rates.

Gas, electricity.

Accessories, such as screens, storm windows, weather stripping.

Improvements and upkeep.

Repairs.

The amounts spent on improvements and repairs will necessarily depend on the owner's ability to be his own "handy man about the house".

HOME BEAUTIFICATION.

Elsewhere in the book, you will find articles on the planning and improvement of grounds and interior decoration. They have been especially prepared for "The Home Plan Book" by authorities on these subjects, and contain many helpful and original suggestions.



HOME PLAN
No. 401.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 118 for cost of plans and how to secure specifications, and approximate cost of construction.

A Small Home of Unusual Merit

IF you want a small home—sufficiently large to accommodate the average family with utmost comfort, if you want economy—in space, house-keeping, building cost, together with an attractive cosy appearance—here is a plan that will please you.

This simple cottage design will look well built under most any conditions, both climatic and regional, for it is particularly suitable for our Canadian climate and has a dignified, picturesque and homey appearance, lending itself to almost any planting arrangement.

The exceptionally large verandah overlooking the garden across the front of the house will make summer afternoons and evenings doubly pleasant. When you examine the floor plans, you will be impressed by the way every inch of space has been

utilized. For instance, space which might have been given up to a dining-room (a room used at most only three times a day) has been saved and put into the living-room, bedroom and centre hall. Very few homes of this size have a vestibule and centre hall, but this house has because they are so essential in a well-planned home for winter use. The living-room is of good size, and exceptionally well-lighted. The fireplace is of brick and is placed where a few sticks of wood will warm the room on cool days, and a single chimney serves the flues from fireplace, range and furnace. The large dining-alcove, opening off the living-room, is an attractive, modern feature with built-in seats and table large enough to accommodate seven persons. This feature saves you the cost of dining-room furniture. The service door to the kitchen is

placed convenient to the dining-alcove, and the kitchen has every feature to make the housewife's task easier—built-in cupboards over the sink and at the right hand side—built-in ironing board—space for refrigerator in the ideal service entrance leading to the rear garden as well as to the full-size cellar.

Every room in the house opens off the centre hall, which has a large coat room convenient to the vestibule, and built-in linen cupboards handy to the bedrooms, bathroom and kitchen. The two large bedrooms have plenty of closet room, and have double windows on two sides. The bathroom is well-lighted, too, placed where it is convenient to all rooms, yet in a position that assures of privacy.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick.

Cellar Floors—Cement.

Walls—Dark red stock brick, with wide grey white flush joints.

Roof—Wood, (asphalt or tapered asphalt) shingles, Boston hips, shingle ridge.

Trim—Stock.

Frames, Doors, Windows—Casement windows.

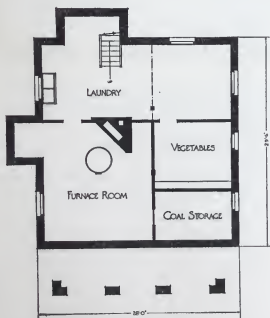
French doors, balance stock.

Floors—Hard pine, birch or oak.

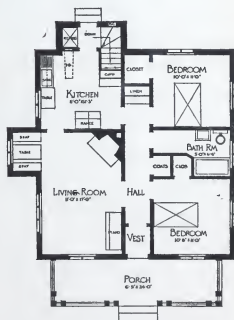
Colour—Roof stained light brown. All exterior woodwork (sash, frames, posts, balusters, front door) either ivory or light grey. Gutters and down pipes either dark brown or black.

Inside Finish—As preferred.

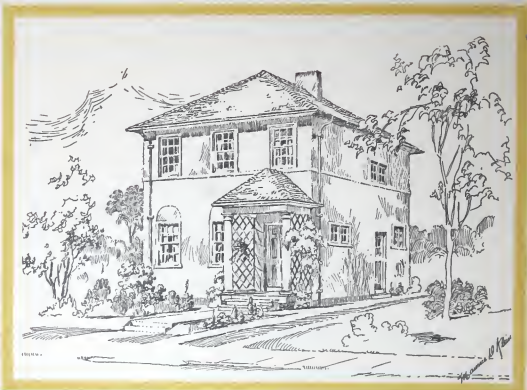
Heat—Hot air, hot water or steam.



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



HOME PLAN
No. 402.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Fine Simplicity and Perfect Balance

A LARGE number of people are waiting for the day when they can have an artistic but inexpensive small home about the same size as the modern apartment but with their own separate dooryards and gardens.

It is with this class in mind that this home has been designed. It is of simple dignified lines derived from Georgian influence and it will meet, we believe, the demand for a type of house that will satisfy the requirements of the small family desiring the ease of simplified housekeeping and also the privacy of the detached house. It is compact, convenient and of unquestioned beauty.

A study of the plan will show that it is an unusually convenient one. The front entrance leads off an attractive porch with well proportioned columns and simple lattice. The hall has a double

window at bottom of stairs, and direct access to living-room kitchen and dining alcove as well as basement. A coat-room is provided at the end of the hall within a few steps of front or side door.

The living-room is of ample size with two windows and a cosy fireplace. A door leads from the living-room to the combined kitchen and dining-room, which contains all the requirements of both rooms. Two features in regard to it at once strike us. First, it has a cross draft—listed by every housekeeper as a necessity—and second, it is so placed in relation to the living-room that one chimney carries the flue for the living-room fireplace and the flue for the kitchen range, an important item from the viewpoint of economy.

The dining alcove which takes the place of a dining-room has built-in table and seats, a feature

that is being included in many modern houses for small families. If desirable a library table or gate-leg table could be used occasionally as a dining-table in the living-room.

In the rear entry is the refrigerator, close by the outside door, and the stairs to the cellar, making the ideal service entrance.

Upstairs we have one large bedroom and one small one, both with good closet space. The bathroom is convenient to both rooms and a built-in linen cupboard is located in the hall.

Altogether this 18-foot 6 inches by 27 foot home has all the features of an apartment with all the advantages of a home.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Concrete, concrete block, stone or brick, with simple, red brick soldier course at base.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick, with saw-faced stone sill, course at second floor windows.

Roof—Wood, (asphalt or tapered asphalt) shingles, with Boston hips and wooden ridge.

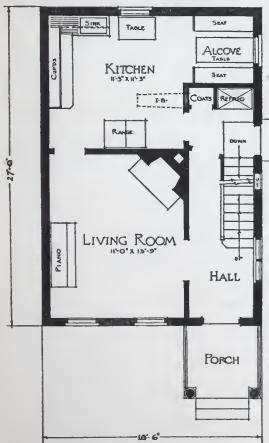
Trim—Stock trim throughout according to individual tastes.

Frames, Doors, Windows—Windows, double-hung; doors, Georgian in front, balance stock.

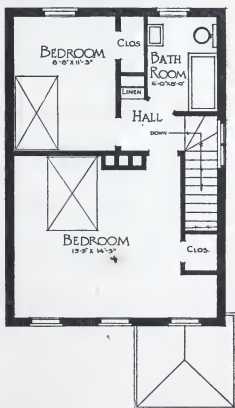
Floors—Oak, hard pine, maple, beech or birch. Tile in bathroom if desired.

Colour—Outside walls ivory white stucco. Sash, frames, doors, porch, gutters and conductors painted ivory. Roof stained deep blue green.

Heat—Hot air, pipeless furnace, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 403.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Four-Roomed Modified Colonial Design

THIS home of four rooms has been designed along Colonial lines for those who want a combination of attractiveness and convenience in an exceptionally small home. While the dimensions are only 15 feet 6 inches by 25 feet 6 inches, we have ample space in all rooms. The quaint porch and wide colonial clapboarding give the exterior a charm that is entirely lacking in the usual home of this size.

The entrance hall serves as a main hall as well as a vestibule. A large coat-room opens off it, and the doors to the kitchen and living-room are directly opposite one another. This hall gives privacy to these rooms, and is an invaluable feature when the heating in winter is considered. The kitchen is really a combined kitchen and dining-room, with every feature of the modern labour-

saving kitchen and plenty of space for dining-table. A folding gate-leg table could be used to serve as a dining-table in the living-room if desired. The service entrance from the kitchen leads to the stairway to a full-sized basement, and acts as the rear entrance from the outside as well.

The living-room is large enough for a good-sized gathering, being much larger than those usually found in speculative houses. It has windows overlooking the front and rear gardens, a good-sized closet, and an open stairway leading to the second floor.

One exceptionally large bedroom and one smaller bedroom are located on the second floor. Each of them have plenty of closet space, and as is the case in all rooms, they have windows on two sides, assuring the best of ventilation and an abun-

dance of sunshine. The hall is centrally located for all rooms with built-in linen cupboards convenient to both bedrooms and the bathroom.

The floor plans are designed so that they are suitable for any exposure and the house can be built on a 30-foot lot if desired.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick.

Cellar Floor—Cement.

Walls—Wide Colonial clapboarding on frame.

Roof—Wood, (asphalt or tapered asphalt) shingles.

Trim—Stock.

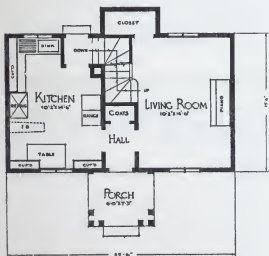
Frames, Doors, Windows—Stock, with detailed doorway and casement windows.

Floors—Hard pine, birch or oak.

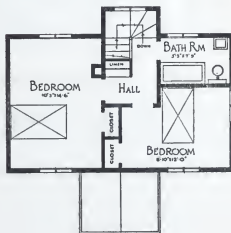
Colour—Roof stained willow green. Clapboarding, sash, frames, porch, gutters and conductors painted ivory. Shutters and front door painted peacock blue. Brick base of dark red stock brick with grey-white joints.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 500.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Southern Type Bungalow of Unusual Interest

THE high cost of living, combined with the greatly increased cost of home building in suburban districts has resulted in more and more people being interested in attractive smaller homes, that have all of the essential features of the larger modern houses. This Southern type bungalow will be of genuine interest to these people, for it is designed to fill this need and provide at the same time a comfortable home for a small family that, when compared with the ordinary house, will effect an unusual saving in house work, taxes, cost of heating and general up-keep. The whole design is delightfully simple, homey and artistic—as free from useless frills and decorations as a plainly tailored suit—yet like the tailored suit, always in good style and perfect taste.

A large 8 feet 9 inches by 20 feet 6 inches porch

is just one of the features of the floor arrangement, yet it is important because it creates the first impression of the house—an impression of unusual spaciousness and utility that is evident in the interior as well. The main entrance opens off the porch to a large reception hall type of vestibule, that provides direct access to the living room and dining-room, and closed off from the sleeping quarters by a doorway leading to a separate hall. The living room is of comfortable size, and on account of its good proportions will appear larger than it really is. It has triple casement windows on two sides, as well as an attractive fireplace, with built-in book cases on one side. The wall arrangement will permit of several different floor positions for large furniture, such as a chesterfield and a piano, without any appearance of being crowded.

The dining-room is larger than usual and exceedingly attractive with its triple casement windows on one side and a French door flanked by French windows opening on the porch side. The long narrow type of kitchen arrangement is absolutely ideal, making work in the kitchen a good deal easier and more convenient. Space is provided for every modern kitchen requirement, including an abundance of cupboard space. The dining, or breakfast alcove is a little feature that does not interfere with the kitchen arrangement in any way, and one that will prove to be worth many times its slight cost. The service entrance is located conveniently for the kitchen, as well as the basement, containing separate laundry, vegetable-room, furnace room and coal storage.

Another feature of the floor plans is the hall arrangement for the sleeping quarters. The long telescopic hall and waste space is avoided, yet the sleeping quarters are assured of absolute privacy by being closed off from the living portion of the house. The two bedrooms are exceptionally roomy, with plenty of light, ventilation and

closet space, with a modern bathroom, built-in linen cupboards and a spare closet within a step or two of each of them.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone, with stone base course of variegated sizes. Porch and walk paved with flag-stones.

Cellar Floor—Cement.

Walls—Grey white stucco.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge.

Trim—As desired.

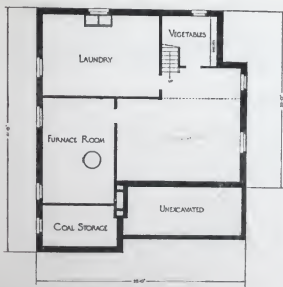
Frames, Doors, Windows—Detailed front door, balance stock. Casement windows.

Floors—Hard pine, birch or oak.

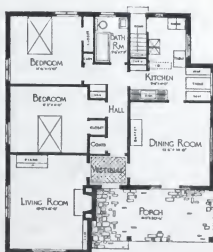
Colour—Roof stained willow green. All exterior woodwork painted ivory white, conductors and gutters painted ivory. Floors vestibule tile or marble, balance oak in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• BASEMENT FLOOR PLAN •



• FIRST FLOOR PLAN •



HOME PLAN
No. 501.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Five-Roomed Home of Rare Beauty

PLACED on a gently rising slope, with a curving path to the terrace, this charming home of English precedent has a low lying cosy look that is typical of the truly well designed bungalow. The simplicity of line gives it an appearance of solidity and comfortableness, and a picturesque quality difficult to equal.

The broad shingled bell cast roof with wooden ridge, Boston hips, and graceful eyebrow swell over the main entrance, strikes a distinctive note. The brown stained battened shutters on the windows and French door from terrace to living room, add notes of colour against the white sliding sash windows, door frames and front door that blend perfectly with the brown roof and dark brown half-round gutters supported on wrought-iron brackets. A typical English effect is obtained by

the railing around the terrace, entrance lamp, and shutter adjusters of wrought iron.

In a house whose rooms are all on one floor, it is somewhat difficult to separate efficiently the main part of the house from the sleeping rooms. However, this has been happily accomplished to provide privacy and quiet in this plan for a 29 ft. 6 in. by 37 ft. home, which is equally suitable for a narrow or wide lot with southern or eastern exposure.

On entering you find a vestibule, so necessary in winter, which opens into a centre hall that divides the living portion of the house from the sleeping quarters, and makes for the easy accomplishment of household tasks. The living-room and dining-room are joined to make one big spacious room, always a more desirable arrangement according to modern home planning ideas than cutting up the

same amount of space into two small, stuffy, cramped rooms. As a result the living-room is of splendid size with three windows and French door looking out on two sides, and a handsome brick fireplace. The dining table and seats are built in at one end convenient to the double-action service door to kitchen.

Nothing that could possibly lighten kitchen work seems to be forgotten in this kitchen. Not only is it equipped with modern fixtures, but these have all been carefully arranged to eliminate waste of time and effort. The rear entry gives direct access to the basement from both the kitchen and the outside.

All three bedrooms are well-ventilated, have roomy clothes closets, are comfortable in size, and planned for the proper placing of furniture. The front and rear bedrooms have windows on two sides. The bathroom is readily reached from any portion of the house, and is close enough to the kitchen to ensure an economical plumbing arrangement. There are two closets in the hall, one near the bathroom and convenient to the bedrooms, is fitted with ample trays and drawers where towels and bed linen can be stored; the other closet is for

outer wraps, and is placed just inside the vestibule door.

Ample storage is provided by the full size basement, which has separate room for laundry, furnace, coal and vegetables, and a well-ventilated space for drying clothes on cold or rainy days.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete faced with variegated stone, stone terrace and chimney.

Cellar Floors—Cement.

Walls—Light grey stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, with stucco soffit.

Trim—As desired.

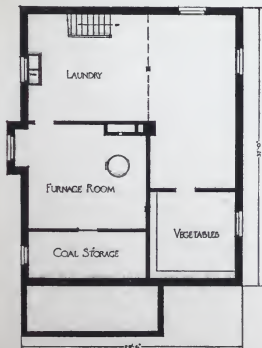
Frames, Doors, Windows—Front door and battened shutters to detail, balance stock, sliding sash throughout.

Colour—Roof and shutters stained dark brown; window sash and frames, door frames and outside doors painted white; gutters and conductors painted dark brown.

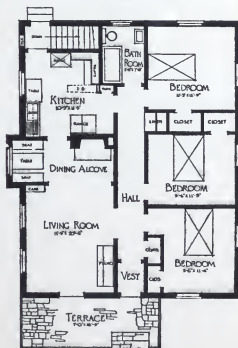
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• BASEMENT FLOOR PLAN •



FIRST FLOOR PLAN •



HOME PLAN
No. 502.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An Unusual Five-Roomed Bungalow, Picturesque From Every Point of View

THE bungalow, it is commonly said, originated in India, where it was developed as a result of a hot climate. It was always of single story construction, low, rambling with broad verandahs and overhanging eaves. But in Canada we have come to describe as a bungalow almost anything that is informal and picturesque, whether it is built entirely on one floor, or has an addition of another half storey. For climatic reasons, however, the broad overhanging eaves are not necessary as in warm climates, and by eliminating them we obtain distinctive designs, as well as reducing the first cost, and the upkeep for painting.

The beautiful little bungalow illustrated here is of Spanish mission design, somewhat rambling in character and picturesque from every point of

view. It is one of those simple cosy-looking homes that have a personality all their own, and yet because of its simplicity it should be cheaper to build than the usual freak design. Distinctive and colourful touches are obtained by the buff brown, tile roof, the stained battened shutters on the windows, the tapestry brick base course and the patterned brick arches on the porch. None of these pleasing features depend on yearly painting, as in the case with most houses, for the builder of this home will find that his painting bill is reduced to a minimum. Placed on a 50' or 60' lot with a gently rising slope, and a curving walk to the porch entrance, this house will attract favourable attention in any community.

Nothing could suggest a more comfortable home

than the floor plans. Every room in the house, with the exception of the kitchen, is lighted by windows on two sides assuring fresh, airy and sunny rooms at all times. The living portion of the house is entirely separate from the sleeping quarters and the bathroom, both having separate, but connected halls that provide all the privacy of a two-storey house.

The large entrance porch is under the main roof, with French doors leading from it to the living-room and the entrance hall. The entrance hall is practically square with doors leading from it to every room in the house. A convenient coat-room is located opposite the front door. The living-room is comfortably large, with plenty of wall space for furniture, and a fireplace located so that it will heat the living portion of the house on cool Fall or Spring days, as well as providing a chimney flue for the furnace and the kitchen range. The dining-room is just the right size for a small family, and has a French door leading to the living-room as well as a service door to the kitchen. The kitchen is compact and convenient, with built-in cupboards over the sink and in the right-hand corner, built-in ironing board and milk cupboard. The economical service entrance leads to the outside as well as the basement, and has space for a refrigerator convenient to the outside and kitchen doors.

The two good-sized bedrooms, and ideally lo-

cated bathroom, open into a separate hall for the sleeping quarters which is reached by a door leading from the main hall. Each bedroom has a roomy clothes closet and there is a built-in linen cupboard in the hall. The large basement has dividing walls for all rooms with plenty of drying space in the laundry and storage room for the washing on winter days.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick with tapestry brick base course and patterned arches on porch.

Roof—Buff brown, Spanish tile, or slate of variegated colours and sizes.

Trim—Stock.

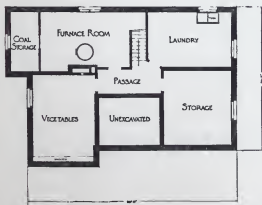
Frames, Doors, Windows—Stock frames, French doors where specified, balance stock; casement windows with battened shutters.

Colour—Gray-white stucco on a deep buff tapestry brick soldier course. Sash and frames painted light brown. Battened shutters stained brown.

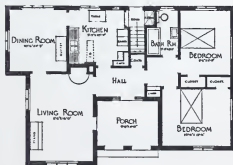
Floors—Red cement or tile in porch. Bathroom, tile. Kitchen maple, balance oak or birch.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



•BASEMENT FLOOR PLAN•



FIRST FLOOR PLAN•



HOME PLAN
No. 503.

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A Five-Room Cottage Type Home

THIS beautifully proportioned little cottage of Colonial type presents possibilities seldom found in a house of such size at such low cost. Though essentially a small-family dwelling, it is above all the perennial home of comfort and convenience.

In the first place, the exterior is lifted out of the commonplace by the well-adapted Colonial details of the entry-way, with its inviting twin settles and gable hood. The other lines in their simplicity carry out the same purity of design, accentuated effectively by the shutters which suggest a warm green or brown finish. The dormer windows at front and side tend to increase the homelike, cosy appearance which is so much to be sought in the house of cottage or bungalow type.

The house plan itself is the always popular central hall arrangement; the bedrooms grouped for privacy at one side, and the living-room and kitchen at the other. The hall is accessible from all rooms and the front and rear entrance. It is to be noted that both entrances have vestibules.

The living-room is one which will endear itself to the heart of the home lover. It is provided with the always delightfully convenient and attractive dining alcove, as well as a fire-place which will not only give ample heat to the entire room, but to the alcove as well. Beside it is a built-in bookcase, another attribute of homelike cosiness.

The kitchen is designed to save the housewife steps and energy. It contains all the features of modern convenience: built-in cupboards over sink and range, broom cupboard and built-in ironing

board. An economical feature of the chimney system is that one egress serves the flues from fire-place, range and furnace.

The linen cupboard is in the hall, and medicine cupboard in the bathroom. A space for refrigerator has been left in service entrance.

The bedrooms are lighted from two sides and have plenty of closet room.

The second floor can be finished as desired to provide one good bedroom and storage space. The upstairs bedroom, incidentally, is in some ways the most attractive, being provided with two window seats and fine closet space. The upstairs hall is also well-lighted.

These plans call for a full-size basement and could be nicely carried out on a forty-foot lot.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone, faced with stone from ground to floor line.

Cellar Floors—Cement.

Walls—Stucco on hollow tile, or brick. Stone chimney.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge.

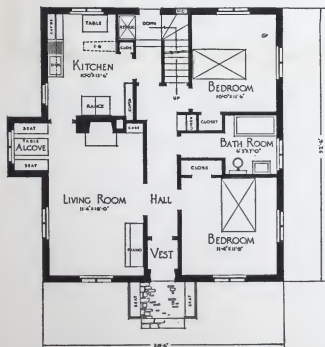
Trim—Stock.

Frames, Doors, Windows—Front door to detail, balance stock. Casement windows throughout with batted shutters on ground floor windows.

Colour—Gray-white stucco walls.. Roof stained forest green. Frames, sash and doorways painted white. Shutters painted forest green. Gutters and conductors black.

Floors—Hard pine, birch or oak.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 504.

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A Charming and Picturesque Small Home

THIS house is most charming and picturesque in its design, and is a good solution of getting beauty into the small home of cottage or bungalow type. It is a model of economical planning for a small, compact, space-saving home—the kind that home builders nowadays are looking for, because it is so economical to maintain and so easy for the housewife to take care of.

The interior is just as distinctive as the exterior. One of the features is that every room is well-lighted on two sides, with the exception of the bathroom. The large vestibule insures protection against drafts in cold weather and has plenty of space for coats on the sides. The living-room is nicely proportioned with an attractive brick fireplace and French door leading to the large roomy porch on the right, and cased opening leading to a

dining-room of just the right size on the left. These openings from the living-room create a feeling of space and add to the apparent size of the rooms. They enable you to open up the living portion of the house to accommodate a large number of persons when desired, and provide cross ventilation as well. The kitchen is planned for economical housekeeping, arranged to provide plenty of wall space and plenty of light just where it is required. The built-in cupboards are located over the sink and at the right-hand side of the service door to the kitchen. The service entrance at the rear leads from the kitchen to the rear garden, or down to the full-size basement.

The open stairway is a delightful feature in the living-room, and leads to the sleeping quarters. Both of the bedrooms are large and roomy with

plenty of closet space. The bathroom is compact and convenient, and the linen cupboards are built in in the hall within a step or two from any of the upstairs rooms.

The house is fitted to either an inside or corner lot location, and is suitable for all exposures, except north.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick.

Cellar Floors—Cement.

Walls—Dark red stock brick with wide grey white joints.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge. Dormers of wide Colonial clap-boards.

Trim—Stock.

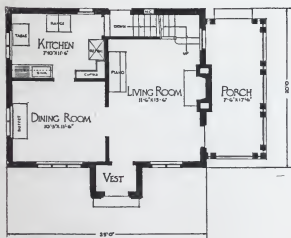
Frames, Doors, Windows—French doors in front and on right side, balance stock; casement windows throughout.

Floors—Hard pine, birch or oak.

Colour—Roof stained willow green. Dormers and porch sides painted grey-white. Frames, sash, front door and lattice around it painted ivory. Gutters and conductors dark bronze green. Shutters willow green.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 505.

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An English Cottage Home of Comfort and Convenience

HERE is a small home of the English cottage type that will appeal to all lovers of the unusual and picturesque, as well as those who value comfort and convenience. Its very appearance, with its unusual stoop, arches over the windows, batted shutters on properly proportioned windows, and the delicate detail and outline suggest cosiness and refinement. It is practical, too, for with an area of 550 square feet (much smaller than the usual home) we have three good bedrooms, bathroom, a large living-room and a combined kitchen and dining-room, which has a built-in dining-alcove. A small family will find this home eminently suited to their needs, and any lover of gardening can make it a little beauty spot by carrying out the planting arrangement suggested in the drawing.

The principal idea in planning the floor arrangement was to combine comfort and convenience with the utilization of every square inch of floor space. This has resulted in our obtaining an impression of spaciousness in this small home that is totally lacking in the ordinary cramped-up house of a much larger area.

Entering, we have a good-sized vestibule, with coat-room opening off it. The door from the vestibule leads directly into the unusually large living-room which has a brick fireplace at one end, and a furred or dropped ceiling making an alcove with two windows at the other end. This room is exceptionally well-lighted by windows on two sides, as well as a French door that opens onto the large porch overlooking the front, side and rear gardens. A home-like feeling is given to the liv-

ing-room by the attractive open staircase leading from it. The combined kitchen and dining-room is an economy worth while, when you consider that the dining-room in the ordinary house is used at most but one hour a day. This room has built-in seats and table forming a dining-alcove, overlooking the front garden—an abundance of cupboard space—space for modern kitchen fixtures and windows just where the light is required. A gate-legged table can be used as a dining table in the living room or porch with charming effect if desired. You will notice that the service entrance is ideal, providing as it does access to and from the kitchen, outside and basement, with space for refrigerator handy to the outside door.

The second floor is handy and compact, with no lost hall space. Here we have one large master's bedroom, with two smaller bedrooms, all of which have adequate closet space. The bathroom is located immediately over the kitchen and laundry to ensure an economical plumbing job. Built-in

linen cupboards are convenient to all rooms in the hall.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, concrete or stone.

Cellar Floor—Cement.

Walls—Stucco on hollow tile.

Roof—Wood shingles, shingle ridge, gable ends shingled.

Trim—As desired.

Frames, Doors, Windows—Stock frames and doors; casement windows; batted shutters.

Floors—Hard pine, birch or oak.

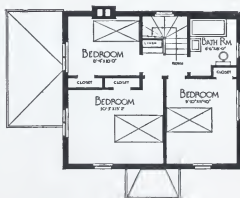
Colour—Gray-white stucco, on red brick soldier course at base. Sash and frames painted ivory white. Shutters, front door, posts and balusters stained brown. Roof and gables, stained reddish brown. Gutters and conductors painted black.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 506.

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A Colonial Cottage of Simple Village Type

AS Ruskin has said, "The exterior of your house is not private property". The first impressions of houses and their occupants are created by the exterior design. Then why not have your new home a combination of beauty and usefulness.

You may feel that because your prospective home is to be small it does not require professional planning, but nothing is more costly in the long run than this impression. Your dollars will buy cement, brick, lumber, plaster, which can be put together in two ways. You can erect a dwelling that will serve as a "shelter". The same materials at no greater expense can be assembled according to a well-designed plan and provide you with a "home".

The Colonial cottage design shown here has all

of the character of the simple village type that is so much admired. The quaint lattice treatment of the doorway and the porch, together with the casement windows, with shutters on the first floor, give an admirable effect. Every room is lighted from two sides and when built with a southern exposure, every room will be flooded with sunshine.

The entrance hall with coat-room opening off it, acts as a vestibule in this small home and provides ample protection against our winter climate. On the left we have a living-room of comfortable size with plenty of wall space for modern furniture in spite of the windows on two sides, fireplace, doorways to main hall and kitchen, and stairway leading to the second floor. The dining-room is just the right size for a medium-sized family. It

has a French door leading to a stone-flagged garden porch on the right and a double action service door leading to a compact little kitchen that will delight the heart of every housewife with its ideal arrangement and abundance of cupboard space. The service entrance acts as a vestibule between the kitchen and the rear entrance and provides access to and from the kitchen, outside, and full-size basement.

Upstairs we have two bedrooms that are much larger than those in the average home. You will notice that each of them has an abundance of light and closet space. The bathroom is of good size, too, with built-in linen cupboards opening off it.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floors—Cement.

Walls—Brick or stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge.

Trim—Stock.

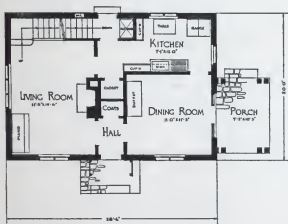
Frames, Doors, Windows—Stock frames and doors except detailed front entrance. Casement windows throughout.

Colour—Grey-white stucco on a variegated stone, or brick base. Roof stained reddish brown. Frames, sash, porch, lattice, clapboarding of dormer, gutters and conductors painted ivory white. Shutters and front door painted peacock blue.

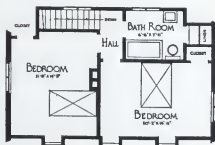
Floors—Hard pine, birch or oak.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



•FIRST FLOOR PLAN•



•SECOND FLOOR PLAN•



HOME PLAN
No. 507.

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A Low Priced Five-Roomed Home of Frame Construction

THIS design of Colonial precedent has been planned for the man of moderate means who wants to build an artistic home with three bedrooms, at the lowest possible cost. The fact that this artistic design has an attractive appearance, with its good roof lines, delicate cornice and pleasing general effect, does not mean that it costs more to build than the ordinary home, for in home building the simple and attractive designs usually cost less. Although the outside dimensions of 20 feet by 23 feet give an area of only 460 feet, which is much smaller than the average home, every advantage is taken of the available space to provide thoroughly practicable and liveable rooms

of good size, that are entirely modern in arrangement and conveniences.

All this is accomplished by combining the living and dining-rooms to make one large room on the first floor, with possibilities of being made still larger by reason of the French door opening to the front porch or verandah. The porch is an attractive feature that is just as essential for the smaller home as it is for the larger one, and in this design it is made exceedingly attractive by the lattices between the double porch posts that suggest climbing roses or other vines. The front entrance door opening off the porch at the side leads to a practically square hall that is well lighted from a window overlooking the front garden. The liv-

ing-room is considerably larger than the average one, with windows on two sides and a French door opening on to the porch at the front. Since the average dining-room is only used for about one hour a day, the living-room is arranged to serve as a dining-room at meal times, without detracting in any way from the appearance of the room, and effecting at the same time a saving in the cost of decorating and furnishing the usual dining-room. A fairly good sized library table, or gate-legged table with windsor chairs will serve as dining furniture and can be used as living-room furniture as well. A service door opens from one end of the living-room into a well-lighted kitchen of ample proportions, with plenty of built-in cupboards, an ironing board and an individual closet. The service entrance at the side leads to the basement directly under the main stairway to the second floor.

The three comfortable well-lighted bedrooms on the second floor all have unbroken ceiling lines and fairly large clothes closets, with all openings arranged so that a proper placing of furniture is

possible. The modern bathroom is directly over the kitchen plumbing, with a linen cupboard just outside the door. The upstairs hall is lighted by a window on the stair landing.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick, with base course faced with light red stock brick.

Cellar Floor—Cement.

Walls—Frame construction, with very wide shingle courses.

Roof—Wood, (asphalt or tapered asphalt) shingles, with wooden ridge.

Trim—As desired.

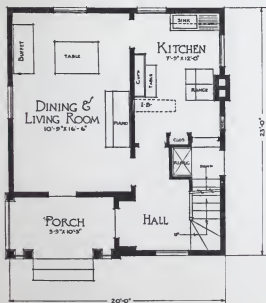
Frames, Doors, Windows—Stock doors, sliding sash throughout, with shutters to detail.

Floors—Hard pine, birch or oak.

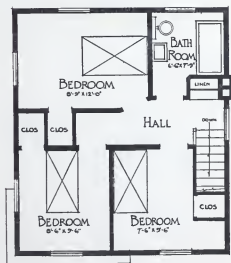
Colour—Roof stained deep blue green, walls painted soft gray white, sash, frames, porch and gutters painted ivory. Shutters painted blue green.

Inside Finish—As desired.

Heat—Hot air.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

Landscape Considerations in the Plan for the Small Lot

By Alfred V. Hall

FOR the purpose of this article we are confining our suggestions to a lot of between 30 and 60 feet frontage and from 100 to 140 feet in depth, this size being selected as the average size of city lots for a dwelling of from six to nine rooms. The physical conditions, namely the elevation of the lot above the street, the slope across or in the length of the lot, features such as fine trees, etc., enter into the problem of small grounds design and must receive special treatment to take the greatest advantage of these variations. Unless special reference is made to these conditions, we are therefore, assuming that the lot is reasonable level, and its general surface is practically at the grade with the curb line of the street on which it fronts.

The reasons for giving consideration of the arrangement of the grounds are twofold, each tending, after the house and grounds have been completed, to add to the value of the property. The first reason is the one of economy of space, retaining as large unbroken areas of turf as is possible, which in turn gives the appearance of additional size. The second reason is an aesthetic one, and includes softening the lines of demarcation either along the boundaries or at the base of the building, and wherever it is required to provide suitable locations for the growing of shrubs, and flowers. The proper treatment in accordance with these two factors will add to the attractiveness of the property, and this is an element which has for some time been recognized by real estate men as being of direct value to it, or at least expediting its sale when desired.

In order to obtain economy in space, consideration should be given to the arrangement prior to

locating the house upon the lot, and to this end the owner should either select a lot upon which the house he wishes to build can be placed so as

to effect this economy, or select a house to fit the lot and other requirements necessitated by its present or probable surroundings.

The area of the small lot, required for service provisions, has increased since the advent of the automobile, in order to provide for a garage and its driveway. The problem in our northern climate, of heating our houses, has been accentuated, requiring that the orientation of the house must be carefully studied with the view of obtaining a maximum amount of southern sunlight during the winter months. Finally, as the cost of maintaining lawns, flowers and shrubbery

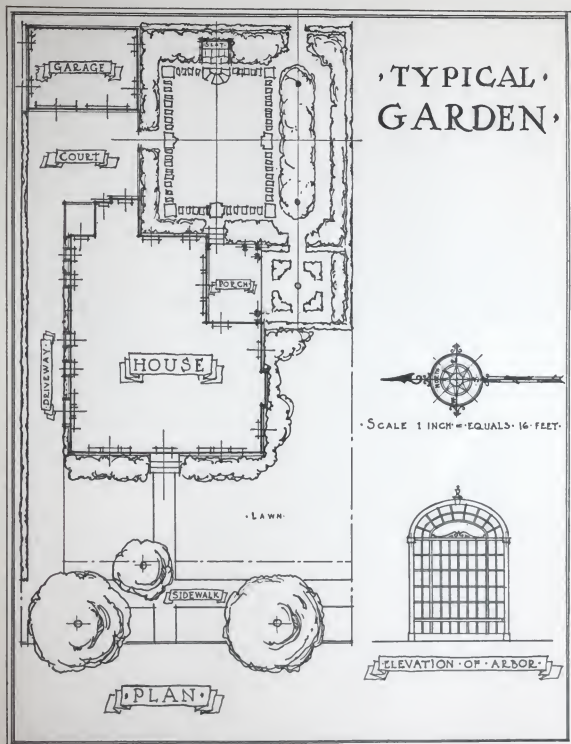
"Consideration of the arrangement of the grounds adds to the value of the property."

This supplementary article on the planning of your lot and its beautification from the points of view of both practical improvement and aesthetic satisfaction, has been especially prepared for "The Home Plan Book" by Alfred V. Hall, of the well-known firm of Harries, Hall & Kruse, Landscape Architects and Town Planners, of Toronto and Buffalo.

Like Miss Kirkegarde's hints on the interior beautification of your home, it will supply you with just the workable suggestions that will prove invaluable in the working out of your own problems.

have increased so much during the last few years, such items as steep turf slopes, beds of annual flowers or bulbs for display, can economically be replaced by the use of shrub plantations on the slopes, around the boundary lines, and at the base of the house. Perennials and small groups of annuals and bulbs can be used with the shrubs, to give the more vivid colours, with the result that the general effect of this treatment will be more pleasing as well as more easily maintained.

In locating the house and its service requirements, on the lot, the owner will always find that regard has to be given either to conditions which already exist, such as similar provisions for houses on adjoining lots, or for future conditions which may later obtain upon these lots. It is often possible where a single car garage is all that is required, to have the garage built either in connection with, or immediately adjacent to the house



itself. The economy effected wherever this is possible is, that the amount of land given up for the driveway to the garage is considerably reduced, as against the arrangement where the garage is placed at the end of a 100 to 140 ft. lot with a long drive to it. The garage adjoining the house may be heated from the same system as the house, with a shutoff, so that the heat may be used only during the few months it is required.

The service entrance to the house should be on the same side as the entrance to the garage, and if possible, the coal chute should be in the same vicinity, so that the garage drive will serve a three-fold purpose. If this is done the service requirements will be kept within a minimum space. A great many times, in the case of a garage for a single car, particularly where the entrance is straight, concrete runways with a properly designed "quarter round" curb, with a grass plot in the centre will answer every requirement for service walk and garage drive, and will be less displeasing in the composition of the grounds, as well as less expensive, than that of concrete or other paving material over the full width of the drive.

If these provisions in grouping the buildings upon the lot can be obtained, there will be left to the rear, an area which can well be used as lawn or garden, and sufficient area at the front to form an attractive approach to the house.

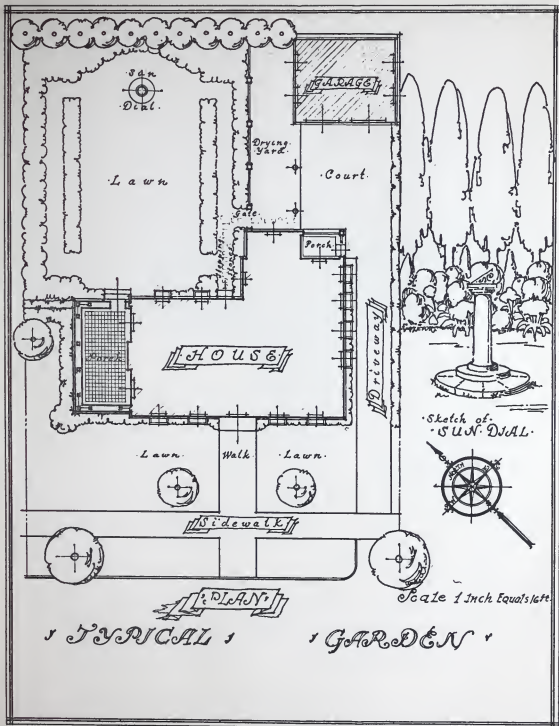
In arranging the areas used for decorative purposes, consideration should be given toward harmony with the architectural features of the house, which on account of the proportion of the lot area which it occupies, entitles it to the major place. The result of this is, that generally speaking, the straight lines of the house should be extended or paralleled for a certain space beyond its walls, and so in the case of the small lot the whole design may best be made along straight lines. Wherever the area of the lot is sufficient, this regular treatment may cease at a certain distance from the house, and a more informal treatment consisting of curved or undulating lines can be carried on.

The area to the rear of the house should be made, in our cities, the most attractive and private part of the house grounds, and care should be given that the approach to these grounds from some of the main rooms of the house, is made natural and attractive. We find more and more that the living terrace or porch, instead of being placed upon the street frontage, is proving more popular when

placed overlooking the area at the rear. The development of this area can be designed to suit the taste of the owner. There are many types of small garden treatments possible, varying from simple planting of borders, or properly arranged beds in the lawn with grass walks between them, to an intensive treatment with the use of flagstone walks, paved terraces, etc., and properly placed garden features such as sundials, bird-baths, fountains, seats, pergolas, etc. Whichever treatment is desired, should be made in such a way as to make a proper termination for axial views from the house, and should endeavour to make this restricted area so attractively arranged that one can consider the garden as a well decorated open room of the residence.

The treatment of the grounds at the front of the house, should first include an easy and proper treatment of the entrance to the front door, and should with the use of shrubs, soften the line between the ground and the vertical line made by the elevation of the house. Where the street sidewalk has been placed very close to the property line, shrub plantations, a hedge, or a fence, may well be used along the property line. In cases however, where the sidewalk is close to the street curb, leaving a considerable amount of street property between the sidewalk and the boundary line, it is generally found to be more pleasing to treat this street area as a part of the lawn without breaking it by the use of hedges on the property lines. This effect of a larger lawn area adds greatly in most cases, to the attractiveness of the approach to the residence.

In the selection and planting of trees on the small lot, care should be exercised in their location and in the selection of the varieties when they are planted. There is a tendency to plant trees which make quick growth and in this way obtain immediate effect. The unfortunate part of this is, that the trees which make the quickest growth, such as the chestnut, poplar, Manitoba maple, and the soft maple, by their voracity in feeding, make it impossible after a few years for grass to be maintained underneath them. They are the trees which generally grow to a large size and on account of their soft wooded limbs, and other features, later become a nuisance. The planting of the larger growing trees should in general be confined to the boundaries, where they will give the shade which is required and may also allow shrubs to be planted



about their base, the cultivation of which will tend to hasten their growth. Very many times, it is found desirable and not too expensive to move certain moderate sized trees in, where immediate shade seems desirable.

The arrangement of the shrub beds should be made so that the plantations by their mass, serve the purpose of softening otherwise hard lines, and form a background for either flowers or turf. The selection of the shrubs should be made in every case to conform to the purpose of each bed, and be such as will do best there, those thriving in shade, such as the Spiraeas, Hydranges, Virburnums, Dogwoods, Rhodotypus, Forsythias, and Honey-suckles should be used at the north side of the house and fences. Those of erect or dwarf habit such as the Japanese Barberry, Dwarf Deutzias, Kerria, Indian Currant, and the Dwarf Spiraeas should be used where space is restricted. Aside from one or two specimen shrubs, the shrubs should be grouped using at least three of each variety to a group, even if this means comparatively

few varieties. The varieties of shrubs used should be planned so that the bloom and foliage colouring will take place at the season when it is most desired. The residence occupied by the family the year round should have the winter effects considered, and dwarf evergreens, such as Dwarf Junipers, Globe Arborvitae, Dwarf Pines, and the hardy varieties of Taxus should be included, as well as large evergreens, placed at such points as will otherwise be left bare by the falling of leaves from the deciduous trees and shrubs. If the occupants are to be away for the summer, spring and autumn effects should be obtained in the selection of shrubs and perennials.

It will be seen from the above, that the whole problem for solution in the design of the surroundings for the house on a city lot, is one of an intensive treatment, in harmony with the architecture of the residence, and that its best effects of beauty must be obtained in a limited space, and avoid the impression that the grounds have been overcrowded in the attempt.



HOME PLAN
No. 600.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Six-Roomed Home of Unusual Quaintness and Charm

HERE is an unusually quaint and charming home of English precedent that will meet the needs of almost every family requiring three bedrooms. The massive brick chimney, the sloping roof lines and detailed main doorway all give the exterior a distinctive out of the ordinary appearance.

The interior, while entirely different from the ordinary home, is planned along conservative, practical and economical lines. You will notice that every room can be reached from the halls and all of the main rooms have an abundance of light without sacrificing one inch of floor space and providing the right amount of wall space to accommodate modern furniture.

The main entrance door opens from a stone-flagged stoop into a good-sized vestibule that has

an indispensable coat-room opening off it. The main hall is practically square with doorways opening into all rooms on the first floor, and an attractive open stairway leading to the second floor. The living-room is of ideal proportions, with a detailed brick fireplace that has built in bookcases on each side, and is lighted by eight windows on three sides. A cased opening connects the living-room with a large dining-room that is assured plenty of light and air by three windows overlooking the rear garden and a French door opening onto the garden porch on the right. A double action door leads to a kitchen which incorporates the most modern labour-saving ideas. The preparation of each meal is simplified by the arrangement of kitchen fixtures, as you will readily see by studying the plan. The service entrance at the

side provides an entrance to and from the kitchen outside and basement. The garage where necessary should have its entrance on the left, so that all walks will be on the left-hand side of the house.

On the second floor we have three bedrooms of ample size with an unusual abundance of closet space. The centre hall serves all rooms and has a specially planned linen cupboard centrally located. The bathroom is immediately at the top of the stairs, and contains in addition to the built-in medicine cabinet, a small closet.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floors—Cement.

Walls—Dark red stock brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, shingle ridge.

Trim—Stock.

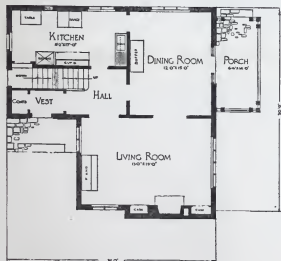
Frames, Doors, Windows—Stock frames, detailed front door, balance stock.

Floors—Oak or birch, in grade desired.

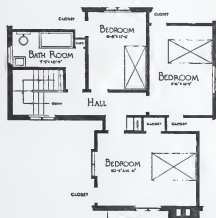
Colour—Roof stained mahogany brown, walls dark red stock brick with grey-white flush joints. Frames, gable ends and front door stained brown, sash painted ivory white. Gutters and conductors painted black.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN



• SECOND FLOOR PLAN •



HOME PLAN
No. 601.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Manrice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Six Well Planned Rooms at Low Cost

THERE is always economy in building a compact house. The six-roomed house pictured here, with its square plan and simple roof, was designed with two objects in view—economy of floor space and low cost of construction. Even so, the appearance of the house—the nice impression the exterior makes on the passerby—was not overlooked. As an illustration of this, observe how the English design has been carried out, with proper proportions, projections and character of details. This is a conservative, dignified home suitable for city or suburban site, and a style adaptable to practically every part of the country. Interest is added to the roof by breaking the straight line of the gable, and the porch has a charm of its own with its simple posts, balusters with cuttings, and exposed rafters.

The floor plans are an example of what study and experience can do in utilizing every bit of space. Although the plan covers only 520 square feet, this house provides six good rooms of much larger size and better accommodation for furniture than many houses of a much larger area. On the first floor we have a porch of ample size that does not rob the living-room of light, a vestibule with coat-room and a well-lighted hall. The living-room has a triple window in the front with an attractive fireplace on the side. The dining-room is well-lighted too,—of correct proportions for furniture—with a double action service door to kitchen. The compact kitchen, planned to lighten housework, has light on two sides and is liberally supplied with cupboards over the sink as well as a broom closet by the hall door. The side service

entrance gives direct access to full-size basement from outside as well as inside, and has space provided for refrigerator just beside kitchen door.

Upstairs the general wall space for furniture should be noted. All of the bedrooms have double windows as well as clothes closets. The hall is well lighted, with built-in linen cupboards between the bedrooms, and a good-size storage closet which is an unusual feature in a small home. The position of the bathroom is directly over the kitchen—a feature that makes for economical plumbing—and provides for water pipes running on interior walls, a small but important detail in extremely cold weather.

The dimensions of the house are 20 feet by 26 feet, which enables you to build it on a 25-foot lot.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone, with base course and sills of deep red brick.

Cellar Floors—Cement.

Walls—Grey white stucco on hollow tile or brick with stucco soffit, stucco chimney with chimney pots.

Roof—Wood, (asphalt or tapered asphalt) shingles, with wooden ridge.

Trim—As desired.

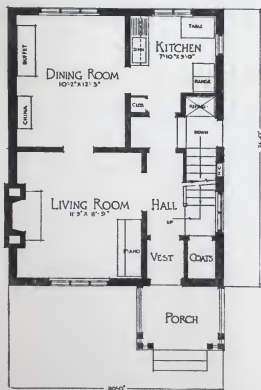
Frames, Doors, Windows—Stock frames and doors, casement windows throughout, louvred shutters.

Colour—Roof stained reddish brown; windows and side door painted white; shutters and front door painted green blue; porch stained brown with stucco ceiling.

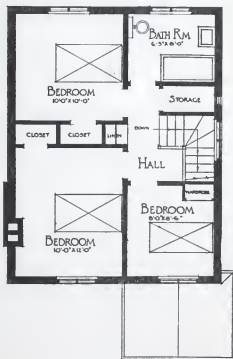
Floors—As desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 602.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Well Designed pair of Houses to cost about \$4000.00 each

THE pair of six roomed houses pictured here was designed, along similar lines to Home Plan No. 601 for a single house, with two objects in view—economy of floor space and low cost of construction. Even so, the appearance of the house—the nice impression the exterior makes on the passer-by, was not overlooked. As an illustration of this observe how the English design has been carried out with proper proportions, projections and character of details. The charming porches with their simple posts, balusters with cuttings and exposed rafters, have all the privacy of the detached home and the pleasing roof lines give it distinction and character.

The floor plans are an example of what study

and experience can do in utilizing every bit of space. Although the plan only covers 520 square feet, this house provides six good rooms of much larger size with better accommodation for furniture than many houses of a much larger area. On the first floor we have a porch of ample size that does not rob the living-room of light, a vestibule with coat-room and a well-lighted hall. The living room has a triple window in the front with an attractive fireplace on the side. The dining-room is well-lighted, too—of correct proportions for furniture—with a double action service door to kitchen. The compact kitchen, planned to lighten housework, has light on two sides and is liberally supplied with cupboards over the sink and broom

closet by the hall door. The side service entrance gives direct access to full-size basement from outside as well as inside, and has space provided for refrigerator just beside kitchen door.

Upstairs the general wall space for furniture should be noted. All of the bedrooms have double windows as well as clothes closets. The hall is well-lighted, with built-in linen cupboards between the bedrooms, and a good-size storage cupboard which is an unusual feature in a small home. The position of the bathroom is directly over the kitchen—a feature that makes for water pipes running on interior walls, a small but important detail in extremely cold weather.

The outside measurements of the pair are 40 feet by 26 feet, and you can build it on a 50-foot lot if desired.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or concrete with base course and sills of deep red brick.

Cellar Floors—Cement.

Walls—Design calls for grey white stucco on brick or tile, but solid brick could be used if desired.

Roof—Wood, (asphalt or tapered asphalt) shingles, with wooden ridge and Boston hips.

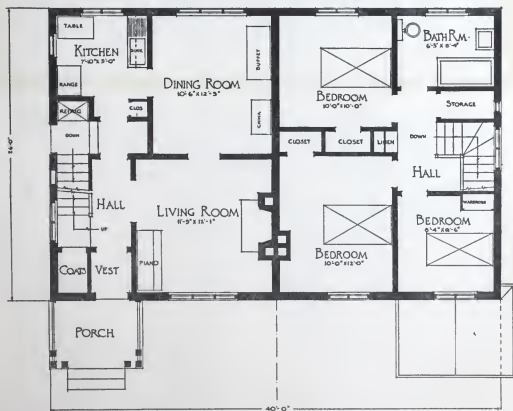
Trim—Stock, according to individual tastes.

Frames, Doors, Windows—Frames, stock. Windows, casement throughout.

Colour—Grey white stucco walls. Roof stained ivory white, shutters and front door painted reddish brown. Windows and frames painted greenish blue. Porch of rough lumber stained brown.

Floors—Oak, or as preferred. Bathroom tiled if desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •

• SECOND FLOOR PLAN •



HOME PLAN
No. 603.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Charming Six-Roomed Home

THIS is the home that will attract favourable attention in any community, because of its handsome, well designed exterior of modified English Georgian. The unusual stoop with its formal doorway on the side provides an entrance which strikes an original note, making it possible to obtain on a narrow lot all of the step-saving features of a central hall plan.

Within every bit of floor space is utilized. The impression created on entering the hall is one of unusual spaciousness. The open stairway and the indispensable coat room are at the farther end, and the wide cased opening leading to the living room is directly opposite the double French doors to the dining room. This feature adds to the apparent size of both rooms, and gives them light and air from practically three sides, as well as a perfect

axis for cross ventilation, and view, through the porch to the garden.

The living-room has all the home-like charm that its name implies, with its well-proportioned fireplace with space for bookcases on each side, and casement windows. The large built-in bay has a furred ceiling, and makes a perfect location for chesterfield or window-seat.

The dining-room is exceptionally well-lighted by means of the casement windows, and French doors to hall and porch. The service door leads to a model kitchen of compact arrangement, scientifically planned to save time and labour. The built-in features include commodious cupboards and shelves beside and over the sink, convenient table and ironing board, and popular breakfast

alcove. The service entrance has space provided for refrigerator and milk cupboard.

On the second floor, as in the rest of the house, consideration has been given to comfort and convenience. The head of the stairs is just two steps from each of the three bedrooms and bathroom. Each of the bedrooms have adequate closet space, and the large front bedroom has double closets on each side of the fireplace. The clothes chute to the basement is located beside the built-in linen cupboard in the hall.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete faced with variegated stone to first floor line.

Cellar Floors—Cement.

Walls—Light grey stucco on hollow tile or brick, with stone sills.

Roof—Wood, (asphalt or tapered asphalt) shingles.

Trim—As desired.

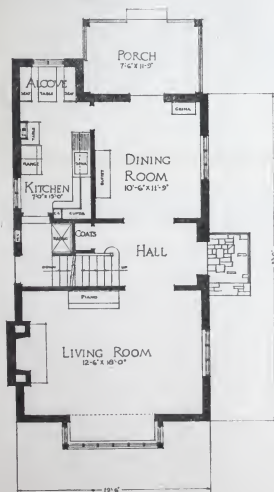
Frames, Doors and Windows—Detailed front entrance; balance stock; casement windows.

Colour—Roof stained reddish brown, with exposed rafters dark brown, gutters and down pipes painted black. Window frames and woodwork painted white with shutters and front door peacock blue.

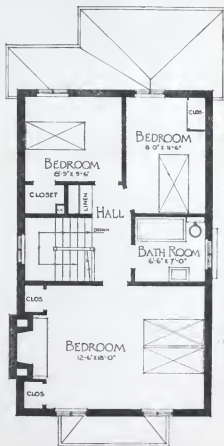
Floors—Oak or birch.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



•FIRST FLOOR PLAN•



•SECOND FLOOR PLAN•



HOME PLAN
No. 604.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Centre Hall Plan for a 30-foot to 35-foot Lot

THE home illustrated here is of English precedent, of simple, yet effective design. It is a model house of economical planning with an exceedingly attractive exterior.

The interior has all the advantages of a centre hall plan with a direct entrance from the front suitable for a narrow lot—the front porch with brick floor and well-proportioned arches, giving dignity to the design.

You step from the entrance porch into a larger than usual vestibule with coat-room opening off it, then to a practically square centre hall, from which an attractive open stairway leads to the second floor.

The living-room is a special feature of this plan—a big, spacious, airy, sunny room, pleasant even

without furniture. Although this room has seven windows, on two sides, yet sufficient wall space has been provided for large pieces of furniture. The cased opening in the hall, is directly opposite a similar opening to the dining-room, which creates an impression of unusual spaciousness, as well as serving a very practical, although frequently overlooked need for cross ventilation.

The dining-room is exceptionally well-lighted with triple casement windows on the right-hand side, and a French door leading to the garden porch overlooking the garden at the rear. The service door leads to a model kitchen of compact arrangement, scientifically planned to save time and labour. Only a woman will understand the convenience of having a dining-alcove in the kitchen,

with built-in seats and table, where breakfasts and other meals can be served quickly and easily. The built-in features include commodious cupboards, shelves beside and over the sink, and convenient table and ironing board.

On the second floor, as in the rest of the house, consideration has been given to comfort and convenience. As on the first floor, the step-saving advantages of a centre hall plan are evident—for the stair landing is just two steps from each of the three bedrooms and bathroom. All of the bedrooms are well-lighted and have roomy clothes closets. The unusually large front bedroom has double closets, one on each side of the fireplace. The bathroom is larger than usual, but just the right size for comfort. Modern linen cupboards are built-in in the hall, with a convenient clothes chute to the laundry in the basement just beside them.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick.

Cellar Floor—Cement.

Walls—Dark red stock brick from grade to top of first floor windows, with stucco on hollow tile, brick or frame, above, with bell cast at top of brick.

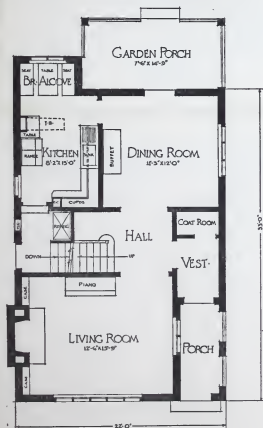
Roof—Wood, (asphalt or tapered asphalt) shingles, with wooden ridge and exposed rafters.

Trim—Stock.

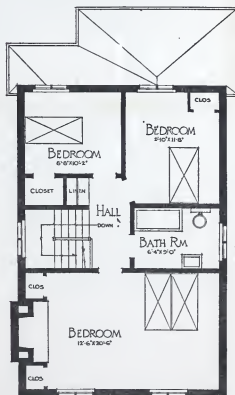
Frames, Doors, Windows—Frames and doors, stock. Windows, casement throughout, with solid shutters.

Colour—Dark red brick with mortar joints same colour as stucco. Roof stained reddish brown. Exposed rafters dark brown. Windows and frames painted ivory white. Shutters painted peacock blue.

Heat—Hot air, hot water or steam.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HOME PLAN
No. 605.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plan and how to secure specifications, and approximate cost of construction.

A Homelike Picturesque Design for Six Rooms

THE homelike qualities of this distinctive design, with its perfectly balanced exterior and its many English details, will add dignity and beauty to any locality. Yet it will not cost any more to build than a poor design, although it will yield a great deal higher selling price in comparison. It is the type of home that lends itself admirably and suggests a front garden—a curving path to the porch on either a level or a gentle slope would enable you to have an unusual planting arrangement that would add considerably to its picturesque qualities.

There are two good-sized porches overlooking the front and rear gardens, which, unlike the usual verandah design, combine beauty and usefulness. The front entrance leads from the porch to a good-sized vestibule, and as soon as you enter the square

central hall an impression is created of much larger rooms than are contained in most houses of this size, because of the fact that the hall has cased opening and door directly opposite one another leading to the living and dining-rooms. The living-room is exceptionally large, with a well-designed fireplace, and unusually well-lighted and ventilated by two small double windows on each side of the fireplace, a double window looking out on the front garden, and a French door leading to the verandah porch, which overlooks the rear garden. The dining-room, which is large enough for good-sized modern furniture, provides plenty of wall space for buffet, china cabinets, etc., in spite of having plenty of windows on two sides. It has a double action service door leading to a kitchen that is thoroughly modern in size and lay-

out. All desirable built-in features are included and provision has been made for all kitchen furniture and fixtures, so that they will be in the right place in relation to the windows. The service entrance at the rear does double duty, serving as a rear entrance from the outside to the kitchen and basement as well as a stairway from the kitchen to the basement.

On the second floor you will notice that we have one exceptionally large bedroom with fireplace and two clothes closets. This could be used as a den if desired. The other two bedrooms are of fair size, and all of them are lighted on two sides and convenient to the bathroom and built-in linen cupboards.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick, with base

from ground to floor line, faced with stone of variegated sizes and colours.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick.

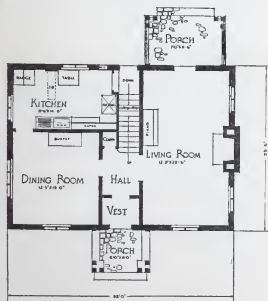
Roof—Wood, (asphalt or tapered asphalt) shingles, Boston hips, bell cast and shingle ridge.

Frames, Doors, Windows—Stock frames, front door to detail, balance stock. Casement windows throughout with louvred shutters on front.

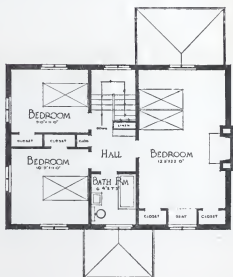
Colour—Roof stained reddish brown. Stucco gray-white. Frames and sash painted ivory white. Shutters painted green-blue. Front door, porches and exposed rafters stained brown. Gutters and conductors painted black.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 606.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Distinctive Dutch Colonial Home

DUTCH Colonial, which always gives a home-like character, is used to advantage in the design of this house. The long, low lines and the charming detail give the exterior that cosy look so desirable in the small home. At the same time the gambrel roof provides sufficient height in the dormers so that the bedrooms are practically full height.

The casement windows are a pleasant departure from the usual Dutch Colonial homes, and the shutters add a note of colour. Features of the design are, the typically Colonial doorway, with nicely-proportioned pilasters, panelled jamb and frieze, with delicate projecting cornice—all of which are in perfect harmony with the rest of the house.

The interior is planned to give the appearance

of a large house, with the principal rooms on either side of the hall. The living-room is exceptionally large, with light on three sides, a well-designed fireplace, and a French door leading on to a terrace overlooking the garden. The dining-room is plenty large enough for modern furniture, has light on two sides, with service door to kitchen. The kitchen is thoroughly modern in size and layout, with built-in ironing board, milk cupboard, cupboards over the sink, and space for a refrigerator, handy to the rear entrance. The service entrance at the rear enters into the kitchen as well as leading down to the full-sized basement.

On the second floor you will notice we have one exceptionally large bed-room with fireplace and two clothes closets. This could be used as a den if desired. The other two bedrooms are of fair

size and all of them are lighted on two sides, and convenient to the bathroom, and the built-in linen cupboards.

A glance at the floor plans will indicate their many labour-saving features. The basement, first floor and second floor stairs and halls are in the exact centre of the house, within two steps of practically any room. Every room has light on two sides, providing cross ventilation. Every inch of area is utilized on each floor, which gives us exceptionally large rooms for a house with outside dimensions of 22 x 30 feet.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or concrete with base course of deep red brick.

Cellar Floors—Cement.

Walls—Grey white stucco on hollow tile or brick

to top of first floor. Gable ends in wide, Colonial clapboards.

Roof—Wood, (asphalt or tapered asphalt) shingles, with wooden ridge, bell-cast, and stucco soffit.

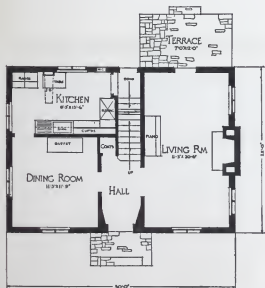
Trim—Stock throughout according to individual taste.

Frames, Doors, Windows—Front entrance to detail, balance stock. Casement windows throughout.

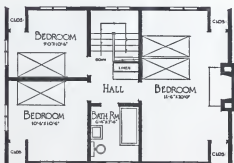
Colour—Grey white stucco walls, roof stained reddish brown. Dormers, gable ends, sash, frames, main entrance, gutters and conductors painted ivory white. Shutters and front door painted peacock blue.

Floors—Oak or birch as preferred. Bathroom tiled if desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



SECOND FLOOR PLAN •



HOME PLAN
No. 607.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Homelike Character is Typical of this Design

THERE is a pleasing sense of balance, cosiness and comfort, in this Dutch Colonial design of homelike character, that fits in to any landscape. The shutters of deep blue green against the wide white dormer clap-boards contrast and harmonize at the same time, with the dark bronze green roof and walls of deep red tapestry brick with wide white joints. The interior is just as attractive as the exterior, for all of the rooms are planned to obtain the maximum of fresh air, light, sunshine and pleasant view, with the result that there is not a dark or a cloudy room in the house. The detailed front entrance with its attractive hood, and the side porch with its lattices between the posts, combine to create a charming effect of good taste, proper proportions, and practicability.

The floor plans provide six good livable rooms on an area of only 22 feet by 30 feet. The centre hall has a coat room just beside the staircase leading upstairs, with a cased opening that could be closed with French doors leading to the living-room and a panelled door leading to the dining-room. The arrangement of the living-room is ideal, and one that tends to make it appear a good deal larger than it really is, because plenty of wall space for furniture and pictures is provided. The windows at the front and the back, together with the small windows higher up on each side of the fireplace, assure adequate light and ventilation. The dining-room is made more attractive than usual by the French door flanked with windows on each side leading to the side porch, with its

floor of flag-stone or cement. A service door leads to the kitchen where everything is located just where it is required and well lighted by the windows on two sides. The service entrance leads outside, as well as to the full-sized basement that enables the housewife to hang out the clothes by the shortest possible route from the laundry.

The three bedrooms on the second floor are graduated in size. Each room has windows on two sides, clothes cupboards with openings so arranged to provide the necessary amount of wall space for the proper placing of the furniture. The compact little hall is centrally located for all rooms as is the modern bathroom and linen cupboards.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete.

Cellar Floor—Cement.

Walls—Dark red rug brick.

Roof—Wood, (asphalt or tapered asphalt) shingles. Shingle ridge, wide clap-boarding on sides of dormers and porch.

Trim—As desired.

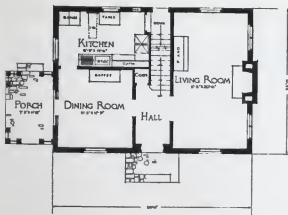
Frames, Doors, Windows—Front entrance to details, balance stock. Sliding sash throughout.

Colour—Walls of dark red rug brick, with grey white raked joints. Roof stained dark bronze green. Frames, sash, main entrance, posts, lattice, and dormers painted ivory. Shutters painted deep blue green. Gutters and conductors ivory.

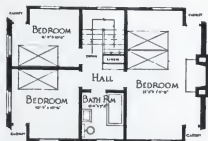
Floors—Birch or oak.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



•FIRST FLOOR PLAN•



•SECOND FLOOR PLAN•



HOME PLAN
No. 608.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Charming Home for the Average Family

THE needs of the small—or moderate-size family—where a medium-priced home is desired, have been kept in mind every step of the production of the plans of this attractive little home of English precedent. Distinctive in appearance, economical in construction, this design should not be overlooked by anyone looking for a compact efficient house of six good rooms. A cosy, homey effect is obtained by carrying the main roof over the verandah porch, and such little details as—hood over main entrance uniform with roof gable, wrought iron brackets supporting hood, batted shutters, sunken dormers, and the iron railing on the porch, which produce an altogether delightful and harmonious exterior.

The roomy open porch—6 feet 6 inches by 15 feet—is particularly well-located under the main

roof, with French doors leading from the living-room, where it has so much privacy that it serves as an outdoor living-room in summer.

There is a coat-closet in the vestibule, and the hall is practically square, lighted by casement windows on the upper and lower stair landings. The arrangement of the rooms is such as to satisfy both the practical and artistic needs of a home. Every room has cross ventilation, and yet each room has all the necessary wall space for furniture. Your attention is called to the large living-room, where all doorways and openings are centered—its generous brick fireplace, triple casement windows overlooking the front garden, double French doors leading to the porch and door leading to the dining-room.

The dining-room is especially well-lighted with

windows overlooking the rear and side gardens. There is a service door to the kitchen, where every provision has been made for kitchen comfort and convenience. In the side entry there is space for a refrigerator, and a built-in milk cupboard. The side entrance is designed for economy, for it gives access to and from the kitchen from outside, and to the basement as well.

You seldom see such nice bedrooms in a house of this size, with windows on two sides and such roomy clothes closets in every room. There is a built-in linen closet in the hall, and a medicine cabinet in the bathroom.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone, or brick, faced with variegated stone from ground to floor line.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, Boston hips, wooden ridge.

Trim—Stock.

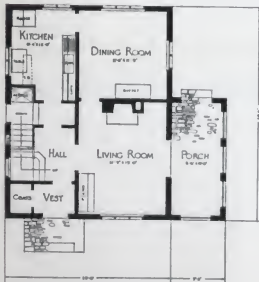
Frames, Doors Windows—Stock frames; front door to detail, balance stock; casement windows; battened shutters.

Colour—Grey-white stucco; variegated colours and sizes stone base; frames, shutters, front door and exposed rafters stained brown. Sash and French doors painted ivory white. Gutters and conductors painted black. Roof stained red-dish brown.

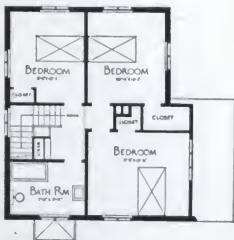
Floors—Oak or birch, in grade preferred.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HOME PLAN
No. 609.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An Economical Design for Six Rooms and Garage

THE problem of having the garage attached to the house is happily solved in this design, in which the two combine to make one harmonious whole, with the result that we have a home of permanent value and of good design that does not depend on a lot of paint to make it look attractive. In addition to the convenience of the garage location, the cost of construction is lowered because part of the house wall serves as the garage wall, and there is a minimum expense incurred in connecting the necessary drains, water pipes, and heating with the house services. There is a still further economy in cost, space, and snow shovelling, by confining the garage drive and service entrance to one side of the lot and making them serve a dual purpose.

The interior floor plans are practically the same

as those in design No. 807, with the exception of the attic being eliminated. Every inch of space is used to the best possible advantage to provide six modern sized rooms of ideal proportions, and arrangement. The massive front door, protected by its suspended hood, opens into a vestibule with a roomy coat closet adjoining it. The main hall is practically square with an open stairway leading from it. The living-room on the right derives all of the advantages of a much larger room by reason of the centre opening to the dining-room and the doorway flanked by two windows, leading from the dining-room to the porch overlooking the rear garden. These doorways, combined with the triple windows looking out over the front garden from the living-room, create a perfect axis for light and cross ventilation. The dining-room has a

double action service door leading to an exceptionally well-lighted kitchen that has every modern built-in feature with provision for all kitchen requirements, and space for a refrigerator in the service entrance at the side, convenient for icing and storing deliveries as they are made. This service entrance uses the headroom obtained by the main stairway without any loss of space, and provides convenient access from the outside and garage to the basement and first floor without passing through the kitchen.

On the second floor we have one large bedroom and two smaller ones, each with an abundance of windows and wall openings so arranged that ample space is provided for bedroom furniture without any appearance of being crowded or out of place. The bathroom is of good size, and built-in linen cupboards are located in the hall, so that they are convenient to the bathroom and bedrooms without any wasted steps.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floor—Cement.

Walls—Dark red stock or tapestry brick, with gray white flushed joints.

Roof—Wood, (asphalt or tapered asphalt) shingles, shingle ridge.

Frames, Doors, Windows—Detailed entrance and garage doors, balance stock. Casement windows throughout.

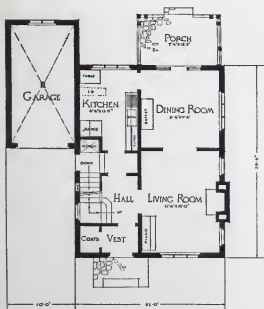
Trim—As desired.

Colour—Roof stained reddish brown, frames, sash and hood painted ivory white. Shutters, front door and garage doors painted peacock blue. Exposed rafters stained brown, gutters and conductors black.

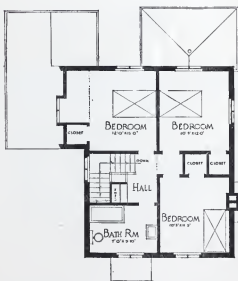
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

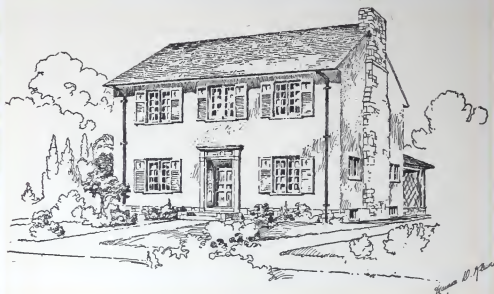
Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 610.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Colonial Design with Many Features

IT is easy to understand why the Colonial type of home makes such a lasting popular appeal to the tastes of Canadian home builders. Not alone because of its simplicity and straight-forward, dignified proportions and lines, but because of the further, and no less important, reason that it is both a practical and economical home to build, heat and maintain.

The design for this house calls for casement windows, a departure from the usual Colonial design, a dignified Colonial doorway and chimney of stone in variegated colours and sizes as its principal exterior features. It is a good type of house for northern exposure in a suburban community. It can be placed near the street with the rear reserved for garden and lawn, where southern sun, quietness and privacy can be enjoyed. The drive

to a garage could be at the left and a wall or fence with gate would close off the kitchen yard from the street.

The floor plans show an ideal arrangement of rooms and space that create an atmosphere of a "big small home". The hall is spacious with a delightful open staircase, vestibule and coat room, and provides access to all rooms. The large living-room has an attractive fireplace, and light on three sides. The garden porch is on the rear overlooking the garden and reached from both living- and dining-rooms by French doors. The dining-room is just the right size for modern furniture, with a service door to the kitchen. The kitchen, which is lighted on two sides, affords a pleasant view of the street, is conveniently arranged and equipped with built-in dressers instead of having

a separate pantry. The service entrance on the side has space for a refrigerator and the entrance to the full-sized basement leads from the kitchen, convenient to the hall.

Upstairs the three bedrooms are all of good size and all well lighted. The main one is the same size as the living-room, with fireplace and two built-in closets on one end, with built-in linen cupboards, convenient to the bathroom, which is entered through a short hall just large enough for the door to open without interfering with any of the fixtures.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete, faced from grade to floor line with stone of variegated sizes and colours. Stoop the same.

Cellar Floors—Cement.

Walls—Shingles with wooden ridge, and stucco soffit.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge.

Trim—Stock throughout according to individual taste.

Frames, Doors, Windows—Front entrance to detail, balance stock. Casement windows throughout.

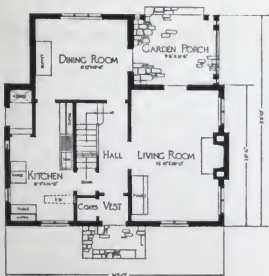
Colour—Grey white stucco walls, or brick. Doorway, frames, sash and garden porch painted ivory white. Shutters and front door peacock blue. Gutters and conductors painted ebony.

Roof stained a weathered green.

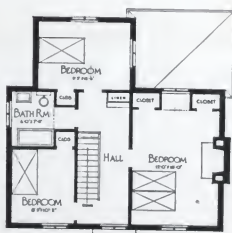
Floors—Oak or birch, in grade desired.

Inside Finish—According to individual taste.

Heat—Hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 611.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Truly English Design for a Labour-Saving Home

THE nice roof lines—the well-proportioned gable—the porch of saw-face lumber, with floor of variegated stone flagging—and the batted shutters on the upper windows give an unusual charm to the exterior of this truly English design.

This attractive house has a plan, which, when built with a southern or eastern exposure assures pleasant, sunny rooms at any time of the day, and the best of light and air, since most of the rooms have windows on two sides. The floor arrangement is especially convenient, because all of the halls are centrally located, within two steps of any room.

Entrance to the main hall is through the generously proportioned porch and good-sized vestibule. The hall has an indispensable coat-room as shown

on the plan, and is lighted by casement windows on the stair landing, as well as French doors on the front entrance. The cased opening on the right leads to the comfortably large living-room, which has seven windows on two sides, a cosy fireplace—and double French doors looking out on to the porch and front garden. The dining-room is convenient and well located with respect to the kitchen and entrance hall. It is lighted on two sides and provides, as do all the rooms, the required amount of wall space for modern furniture. The kitchen is ideally planned with plenty of built-in cupboards, a built-in ironing board and plenty of light. The service entrance gives access to the basement and outside, and has built-in milk cupboard and space for a refrigerator handy to the kitchen door.

An attractive open staircase, with casement windows on the landing, leads to the second floor. Here we have one exceptionally large master's bedroom, with fireplace on the right-hand side, windows on two sides, double closets and built-in seat, as well as two smaller bedrooms. The bathroom is centrally located for all rooms and on account of being directly over the kitchen assures a low plumbing cost. The linen cupboards are built-in in the hall. All of the upstairs rooms have unbroken ceilings.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone, with variegated stone facing from ground to floor line.

Cellar Floors—Cement.

Walls—Grey-white stucco on hollow tile, or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, with Boston hips and wooden ridge.

Trim—Stock.

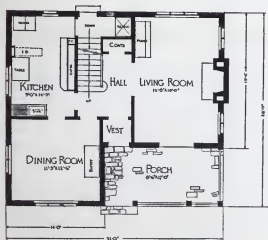
Frames, Doors, Windows—Stock frames, French doors on front entrance and living-room, balance stock. Casement windows throughout.

Colour—Roof stained dark brown. Frames painted brown. Sash and French doors painted ivory white. Battened shutters, and porch posts stained brown. Gutters and conductors painted black.

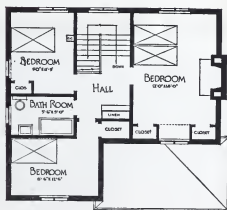
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



· FIRST FLOOR PLAN ·



SECOND FLOOR PLAN



HOME PLAN
No. 612.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Dignity and Simplicity in a Design for Six Rooms

THE average home-builder who likes plenty of fresh air and sunshine, and flowers and shrubs around his home, will be interested in this dignified, simple, yet attractive design for six rooms. Designed for a forty or fifty foot lot, in keeping with the very best standards, it will compare very favourably with any home of more pretentious size. Since the cost of construction is more or less determined by the area and cubic contents, this house should cost no more to build than the ordinary long-halled narrow type of about the same size.

Although the illustration shows this design in stucco finish, it will look equally well in face brick. The louvred shutters on the front windows give a touch of colour to the exterior, and the iron railing around the stone flagged terrace, overlook-

ing the front garden, creates a delightful effect that blends in perfectly with the house and planting arrangement indicated.

The floor plans are models of compact and convenient arrangement. The centre hall, with doors opening to the dining-room and living-room directly opposite one another, gives the impression of increased size to these rooms, as well as limiting the number of steps to get to and from them. The living room is of fine and ample proportions, with an abundance of light from windows on three sides. The dining-room is well lighted too, and plenty large enough for modern furniture with provision for the table being extended. The kitchen is laid out to make work easier for the housewife, with plenty of built-in cupboards, ironing board and windows on two sides. The econ-

omical service entrance, serving the kitchen, basement and outside with a minimum of doors, saves room, time, work and heat. Space is provided convenient to the kitchen door, in the service entrance, for a refrigerator, just where it is needed for the iceman, milkman, butcher and grocer, whose deliveries are stored in the refrigerator until required.

The stairway to the second floor is large enough to accommodate good sized furniture, a point quite frequently overlooked when building. It is well lighted too by the double windows on the landing that serve both the stairs and the hall. The three bedrooms are graduated in size as they should be, with plenty of cupboard space, windows and other features as indicated in the plans. The bathroom and the linen cupboards are located so as to be convenient to all rooms.

The basement is well laid out providing separate laundry, furnace room, coal cellar and fruit cellar, although it could be rearranged to give

sufficient space for a billiard room, den, or children's play room if desired.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete, faced with variegated stone, stone terrace.

Cellar Floor—Cement.

Walls—Light gray stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, bell cast, Boston hips, shingle ridge.

Trim—As desired.

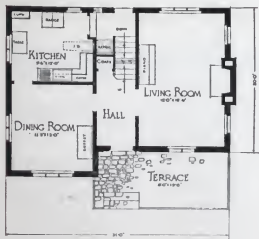
Frames, Doors, Windows—Casement windows, French door on main entrance, balance stock.

Colour—Gray white stucco on variegated stone base. Roof stained willow green. Frames, sash, French door, gutters and conductors painted ivory. Shutters peacock blue.

Floors—Oak or brich in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 700.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Simplicity and Charm in A Georgian Design for Seven Rooms and Sunroom

THE simplicity and charm of this design of Georgian precedent will commend it to many, for it has an unusually artistic and dignified appearance that makes it appropriate for either a suburban or smaller city location, and though in reality an average-sized house of seven good rooms and sunroom will hold a prominent place among larger houses. It could be placed near the street or set back, depending on the location of the adjoining houses, and there should be a level lawn with a wide walk leading to the house to give it the proper setting.

Although the principal outside dimensions are only 26' 6" x 27', making it a reasonably economi-

cal house to build, seven rooms of good size are obtained in addition to the large built-in loggia or sunroom, by the unusually economical floor arrangement. In fact the floor arrangement is ideal, for the three rooms comprising the living portion of the house can be used as one by opening the doorways connecting them with each other.

The well-designed front entrance door opens into a vestibule with coat-room adjoining it. The main hall is practically square, and lighted by a double window on the stair landing. The living-room which has an attractive fireplace is of fine proportions with two double windows overlooking the front garden. Double French doors open into

a dining-room of comfortable size, from which you obtain a pleasant view of the rear garden from the triple window overlooking it. There is a French door with a glass screen on each side of it separating the dining-room from the good-sized loggia or sunroom, which is enclosed and heated like the other rooms, making it available for both summer and winter use. Another French door connects the loggia with the living-room and double French doors open to the garden path. The kitchen is compact in size and arrangement with plenty of built-in cupboards, plenty of light and space for kitchen fixtures, and a practical breakfast alcove at the rear, large enough to accommodate six people comfortably without interfering in any way with the kitchen arrangement or work. The service entrance at the side has space provided for a refrigerator to enable icing from the side door without passing through the kitchen.

There are four good bedrooms on the second floor. The large master's bedroom has a fireplace with clothes closets on each side, and two double windows over-looking the street. The other three bedrooms are graduated in size, the smallest one being especially suitable for a children's room or a

nursery, in which a wall basin with running water could be installed at a very low cost by connecting with the bathroom plumbing. The hall is central for all rooms, and uses a minimum amount of floor space. The bathroom has an extra privacy on account of the short hallway with dropped ceiling leading into it.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floors—Cement.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, with Boston hips, or variegated colours and sizes of quarried slate.

Trim—As desired.

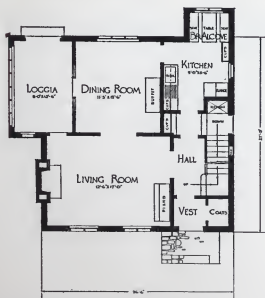
Frames, Doors, Windows—Detailed main doorway, casement windows throughout.

Colour—Roof stained willow green, ivory toned stucco walls on variegated stone base, frames, sash, main entrance, gutters and conductors painted ivory white, shutters painted peacock blue.

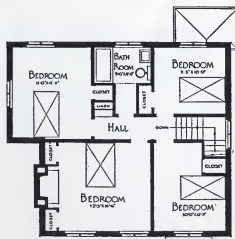
Floors—As desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 701.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An Economical House and a Delightful Home

YOU have in your mind's eye, no doubt, the house you want to build. You may have dreamed or thought about it so much that you can picture the way it will look when finished and furnished—firelight dancing on the living-room walls, shaded lamps, soft rugs on polished floors; a cool and cosy porch for sultry summers, and rooms planned to lighten housework.

Here in an ideal home with outside measurements of 24 feet by 37 feet 6 inches. It will furnish well, because it is planned for proper arrangement of furniture, has charm, dignity and character, is economical to build, can be placed to advantage on a thirty foot lot, and is suitable for almost any locality.

While this home is planned to be economical and practical, it is designed for beauty, too—a

simple dignified beauty resulting from good lines and good proportions, and many English features. Notice its carefully moulded cornice. The roof has the characteristic spring of its English prototype, the front windows have batted shutters, the porch posts have brackets and the balusters carry out the design.

The four lights in the front door make a light vestibule, with coat-room opening off it. The hall is lighted by windows on the lower landing of the open stairway, and the large cased opening to living-room will accommodate French doors if desired.

The wide, well-proportioned fireplace, the windows on each side and the triple window across the front are features that make the big living-room cheerful, homelike and easy to furnish. The

dining-room is well proportioned with windows on two sides and double action door to kitchen. The kitchen is ideally arranged, handy to front and side entrances, with ice-box in the service entry, built-in cupboards over sink, and light on two sides. A handy broom cupboard is located just beside the door to stairs leading to side door and basement. The full basement has a direct outside entrance on the side.

Upstairs not an inch of space is wasted. Each bedroom has a good clothes closet and is well-lighted. Windows and doors are placed opposite each other. They can be left open on a hot summer night and let the air sweep through the whole second storey. The bathroom is just two steps from any bedroom. The hall is square with double window on stair landing, has linen closet beside the bathroom and extra closet at top of stairs.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone.

Cellar Floors—Cement.

Walls—Burnt dark red-face brick with gray-white joints to top of first floor windows with stucco on hollow tile or brick above. Brick chimney with chimney pots.

Roof—Wood, (asphalt or tapered asphalt) shingles with wooden ridge. Dormer of wide clapboards.

Trim—As desired.

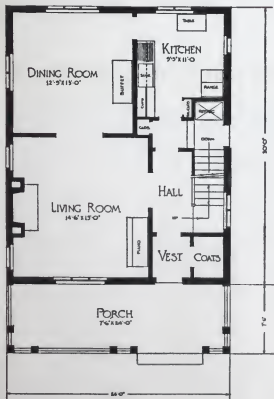
Frames, Doors, Windows—Stock frames and doors; casement windows throughout; batted shutters on front windows.

Colour—Roof stained moss green; dormer painted white. Gutters and conductors painted black. Windows painted white. Batted shutters, porch posts and balusters stained natural.

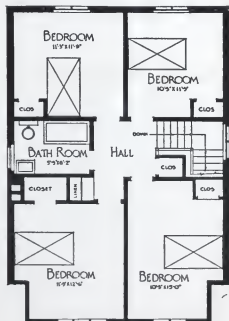
Floors—Oak or birch in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 702.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Many Desirable Features in this Seven-Roomed Home

ALL the little touches that lend distinction and add comfort to a small home are liberally featured in this plan. The big roof gives style, distinction and character to the exterior, and makes possible four good rooms and bath on the second floor, without destroying the low, home-like effect of the house. In its quaint style with lattice porch and lattice across the front of the house, this design is suggestive of the best type of bungalow or cottage home, and one that naturally suggests a garden around it.

This home has really a wealth of room for its size. It is suitable for city or country—for almost any section of the Dominion—and is planned so that it will be very reasonable to build. With southern or eastern exposure all rooms will be flooded with sunlight.

Within, you will find all rooms of ample size, practically all of them lighted on two sides and arranged most conveniently for the housewife. The hall is well-lighted with double windows on the lower stair landing, and has a large, roomy coat-room. A cased opening leads to the large well-proportioned living-room, which is just the right width to balance the length nicely. It has triple windows on the front, a handsome brick fireplace, which provides flues for furnace, fireplace and kitchen range. On the left of the living-room there is an entrance to a large loggia or sunroom, which connects with the dining-room as well. This can be used as a conservatory, den or library if desired. The dining-room, which is just the right size, is separated from the kitchen by a central pantry conveniently located for serving meals in either the

dining-room or the kitchen. This large pantry has every desirable built-in feature—an abundance of built-in cupboards—sink well-lighted by window on the right and handy to the dining-room—space for built-in refrigerator with outside icing door, and a small cupboard for brooms and cleaning material. The kitchen is just as good as any dining-room and every housewife will appreciate the feature this plan provides of having direct access from the kitchen to the front door, to upstairs, downstairs to full-sized basement and to the side entrance.

The upstairs plan provides three light airy bedrooms, with windows on two sides and ample closet room. The larger bedroom has an unusual built-in seat. The sewing-room could be used as a nursery or child's bedroom if desired. The large bathroom is centrally located for all bedrooms and is directly over the plumbing in the pantry. The hall is well-lighted, with built-in linen cupboards.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick to floor line.

Cellar Floors—Cement.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge.

Trim—Stock.

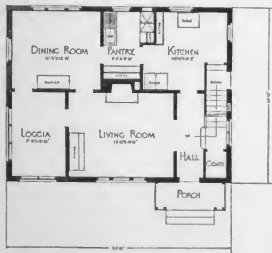
Frames, Doors, Windows—Sliding sash throughout, except loggia, which has casement windows. Balance stock.

Colour—Brick base of deep red stock brick, with joints colour of stucco. Stucco gray white. Roof forest green. Face and sides of dormers painted gray. Porch posts, lattice and mouldings on gable ends, mahogany brown. Shutters, forest green. Sash and frames, ivory.

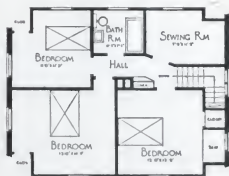
Floors—Oak or brich in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 703.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Seven Good Rooms, Garden Porch and Sunroom

HERE is a design for a home with seven good rooms, garden porch and sunroom that suggests English precedent, with all its charming simplicity and quaintness. The attractive roof lines, good proportions, general detail, battened shutters and quaint entrance with Tudor doorway are just a few features of this distinctive design. The plan is suitable for an inside or a corner lot of narrow frontage, and it is designed for any exposure except the eastern, in which position the plan could be reversed.

The floor arrangement has many unusual features. All the advantages of a centre-hall plan are obtained by having the entrance on one side, which enables us to devote the full front of the house to a splendid living-room. The whole layout of the rooms creates an impression of unusual spacious-

ness, and the arrangement of the windows assures sunny and airy rooms, for cross-ventilation is obtained in every room.

The front door, of Tudor treatment, opens into a good-sized vestibule with coat-room adjoining. There is a cased opening leading from the main hall to the large living-room (13 feet 6 inches by 22 feet) which has a large fireplace with built-in bookcases on each side, three casement windows on the right and five casement windows overlooking the front garden. The dining-room is large enough for a good-sized family (12 feet 4 inches by 13 feet 4 inches) with light on two sides. A French door opens on to the garden porch at the rear that could be used as a dining-porch on sultry days. You will notice that the French doors from the hall to the dining-room are directly oppos-

ite that to the living-room cased opening as well as the door to the garden porch. This gives us a perfect axis for light and ventilation for the entire floor and tends to make the rooms look larger. The kitchen is modern in every detail, with built-in cupboards over the sink, built-in ironing board and milk cupboard, space for a refrigerator and windows on two sides. A double-action service door leads to the dining-room and another door leads to the economical service entrance, which provides access to the full-sized basement, kitchen and outside.

The second floor is well-arranged, with a practically square hall in the centre of the house. The sitting-room has a fireplace with built-in bookshelves on the right-hand side, and a clothes closet on the left in the event of its being used as a bedroom. The three other bedrooms are of good size, with windows on two sides, plenty of closet space and designed to give the proper wall space for bedroom furniture. A sunroom, or sleeping-porch, opens off the rear bedroom. There is an extra large built-in linen cupboard in the hall, and the bathroom is located conveniently for all rooms.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone.

Cellar Floor—Cement.

Walls—Dark red stock brick for first storey and stucco on hollow tile or brick for second storey.

Roof—Wood, (asphalt or tapered asphalt) shingles, with bell cast, Boston hips and shingle ridges.

Trim—As desired.

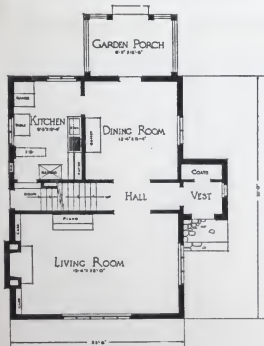
Frames, Doors, Windows—Stock frames, detailed door on main entrance, balance stock. Case-ment windows throughout, with battened shutters on second-storey windows.

Colour—Dark red stock brick, with joints colour of stucco; gray-white stucco above, shutters, front entrance and porch stained brown. Frames and sash painted ivory white. Gutters and conductors painted black. Roof stained reddish brown.

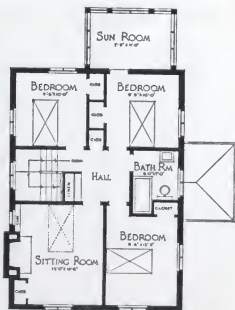
Floors—Oak or birch in grade desired.

Inside Finish—As desired.

Heat—Hot water or steam.



•FIRST FLOOR PLAN•



•SECOND FLOOR PLAN•



HOME PLAN
No. 704.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Delightfully Unusual Treatment for a Brick and Stucco Design

THE typically English doorway, low roof line, massive chimney and effective treatment of stucco and brick quoins, give this charming and harmonious composition a delightfully unusual and picturesque appearance. The garage, which is attached to the house, and carries out the same general design, adds to rather than detracts from its appearance.

The main portion of the house (26 feet by 27 feet) is planned to obtain a maximum of floor space with an ideal arrangement for the living portion. The main entrance opens into a vestibule that has a coat-room on one side. The main hall provides access to the living-rooms, kitchen, basement, side entrance, and upstairs, with a minimum

of steps. The large living room across the front of the house has windows over-looking the front and side gardens and is connected by French doors with a comfortable loggia, or sun-room, and the amply large dining-room, making it possible to open these three main rooms into one to accommodate a large number of people at any time. The tiled loggia has French doors opening on to the large stone-flagged terrace overlooking the rear garden, and into the dining-room. The dining-room has a double action service door to a practically arranged kitchen that is well-lighted from two sides. You will notice that the sink is directly under the rear window, with plenty of built-in cupboards on both sides, and that ample provision has been

made for modern kitchen fixtures. Space is provided for a refrigerator in the side service entrance convenient for icing without tracking up the kitchen floor. The side service entrance is a feature of this house, giving, as it does, access between the outside and inside of the house and garage, as well as providing an inside and outside entrance to the full-size basement.

The upstairs is arranged to provide three good-sized bedrooms with plenty of closet space, and a large and well-lighted sitting room with a handsome brick fireplace. The sitting-room has a clothes closet so that it may be used as a bedroom if desired. The bathroom is centrally located for all rooms and a large built-in linen cupboard is situated just beside it in the hall.

Taken altogether, this unusual design, with its unusual floor plans, will commend itself to all those interested in a seven-roomed house, with sun-room and garage, that could be built on a 45-foot lot if necessary. Fifty feet would assure better light and permit of an attractive garden on the side. The arrangement of the rooms suggest an

eastern or southern exposure. If a western exposure is necessary the plans could be reversed.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floors—Cement.

Walls—Stucco on hollow tile or brick, with brick quoins around windows and corners of building.

Roof—Wood, (asphalt or tapered asphalt) shingles, with bell cast, Boston hips and shingle ridge.

Trim—Stock or as desired.

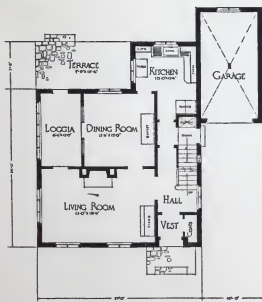
Frames, Doors, Windows—Stock frames, detailed main door and garage doors, balance stock. Casement windows throughout.

Colour—Gray-white stucco, brick base and quoins, dark red stock brick with joints colour of stucco. Roof stained reddish brown. Frames and sash painted ivory white, front door and garage doors painted brownish black. Gutters and conductors painted black.

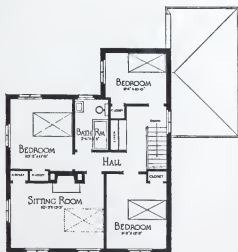
Floors—Oak or birch in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



·FIRST FLOOR PLAN·



·SECOND FLOOR PLAN·



HOME PLAN
No. 705.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Beautiful Exterior Combined with a Practical Interior

HERE is a design that will appeal to all those who love picturesque English architecture, combined with the last word in modern floor arrangement. A beautiful effect is obtained by the use of variegated stone work that gives colour to the exterior and improves with age. The whole design suggests an English garden with clinging vines and an abundance of shrubs and perennials.

The attractive exterior is only one feature of the design. Another equally important feature is the ideal floor arrangement, where we have a centre main hall serving the principal living-rooms, opposite each other, with the hall for the sleeping and service portion of the house separated from the main hall by a doorway that ensures absolute privacy for each portion.

On entering we have a square vestibule, leading

into the main hall. A cased opening leads from the hall to the amply large living-room which has a specially designed fireplace, windows on two sides and a French door opening on to a stone-flagged garden porch, overlooking the front, side, and rear gardens. The dining-room, directly opposite the living-room, is big enough to accommodate a large number of people, as well as modern furniture. It is extremely well-lighted with five casement windows on two sides, and has a double-action service door leading to a model kitchen of good proportion where careful regard has been given to the arrangement of fixtures to lighten housework. The service entrance gives access to and from the kitchen, basement and outside.

The hall for the sleeping quarters serves all rooms. On this floor we have one large master's

bedroom and one smaller bedroom, both provided with ample closet space, and located conveniently in regard to the bathroom and built-in linen cupboards in the hall.

The staircase to the second floor is separated from the rear hall by a door. If desired, the second floor can be left unfinished, but if it is to be finished later, the bathroom plumbing should be roughed in. On this floor we have a large well-lighted hall, an abundance of storeroom space, a bathroom and two large bedrooms. The large bedroom could be used as a billiard-room if desired.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floors—Cement.

Walls—Variegated stone, backed with hollow tile.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge and bell cast.

Trim—As desired.

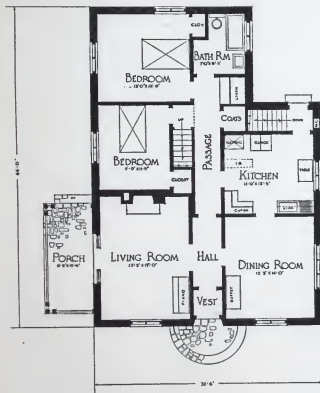
Frames, Doors, Windows—Stock frames and doors, except detail main door; casement windows throughout, with battened shutters where shown.

Colour—Roof stained reddish brown. Stone-work of variegated sizes and colours, with wide grey-white points. Frames, shutters, doorway, gable end mouldings and porch stained brown. Sash painted ivory white.

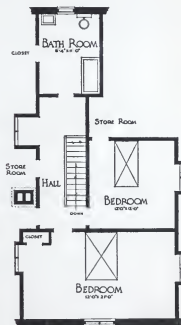
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

Some Useful Hints on Decorating Your Home

By Oda Kirkegaard

SO often the first experience in furnishing a home results in the purchase of furniture with a great deal of enthusiasm, and the sad discovery a little later that it is poorly constructed or clumsily proportioned, or unsuitable for its surroundings. Had a reliable decorator been consulted at first, or a little study been given by the home-planner himself, the cost would have been no greater, and in the end the furniture would not have gone into the discard.

There is nothing mysterious in the method a decorator employs to achieve artistic results. All that must be remembered is that to give lasting satisfaction, the interior created must be livable. The decorator's work, as we all know, involves the designing of interior woodwork and mantels, the selection of floor coverings, lighting fixtures and hangings and the assembling of furniture. One may know the various periods of design and also have a keen sense of colour, but if the principle of form and proportion is lost sight of, a successful result cannot be had.

The artistic home should not be regarded as a luxury, but as a duty and a necessity. It furnishes the environment in which a child's character is moulded, the early impressions of those who are to set the standards in the generations that follow.

There are numerous obstacles that stand in the way of a realization of this ideal environment. Many questions arise in each individual problem and worst of all, there are many people who are willing to give up anything that does not come easily—or else they say they cannot afford to buy

good things. To them it may be said that all expensive things are not good; nor all cheap things bad. Often the money limit is the saving thing in

the selection of articles, as to their kind and number. The important question of selection is one of colour, line and texture in producing harmony throughout the house.

Your first consideration should be to have definitely in mind what your ideal of the room would be if you could have everything new and have it at once. A mental picture of a result is essential to the final solution of a problem. Buy each article with the finished whole in mind, and as fast as a bad thing can be eliminated, replace it with something which harmonizes with this mental picture. The house will turn out better than one expects and best of all, you

yourself will grow with it.

If the sum of money to be expended is limited, start with the background of the room. Make the walls, woodwork, ceiling and floor a suitable foundation for what is to be placed within. You will find the moment this is done it will be easy to establish the right relationships of colour. If more changes can be made let them be in the hangings and rugs, for, next to the background, these are the most important things in any room. Now having background, hangings and rugs disposed of, furniture and decorative objects can be very easily arranged, with a continued feeling of satisfaction that the room is gradually growing more interesting every day. So many people make the mis-

The artistic home should not be regarded as a luxury, but as a duty and a necessity.

When furnishing a small house one should be particularly careful to have things right. In a large house, a little mistake may go unnoticed, but in a small one it is sometimes tragic.

When the house is all built; when the last fixture has gone in, and the painters have departed—what then? Really the most delightful part of your home-making is just before you, and it is with your present problem in mind that this meaty little article on the general aspects of home-beautifying is presented. It has been especially written for the Home Plan Book by one who has achieved practical experience and genuine artistic success in the field of interior decoration.

take of trying to make things appear completed against impossible backgrounds.

It is absurd to think that there can be a set rule by which any and every room may be decorated, but a few general hints may always be applied. In every room one finds a separate problem, the side of the house on which the room is located is important to the colour scheme selected. Rooms with south and southeast light call for cooler colours than the room to the north or northwest, with its generally cold gray light. Such rooms always require warm colour. Warm rich reds, oranges and yellows are more appropriate in north rooms, just as greens, blue-greens, violets, blues and some yellows have cooling effects when used in south rooms. Therefore we should make colour do the work that orientation does not. There are many things that influence this general statement, but in the main, this rule should be followed. It will give balance and harmony to the scheme of the house.

The house on the hill presents a different problem, in the matter of form and colour, from the one on a city street, which would possibly have trees, shrubbery or other houses surrounding it and thus shutting off considerable light. Also in the hot, southern countries there is the problem of getting air and shutting out the burning sun, while in the north there is the air and sun to be encouraged but the cold to be kept out. This has a decided influence on the placement, size and number of windows, as well as the arrangement of doors and halls, it also affects shutters, hangings and general colour scheme.

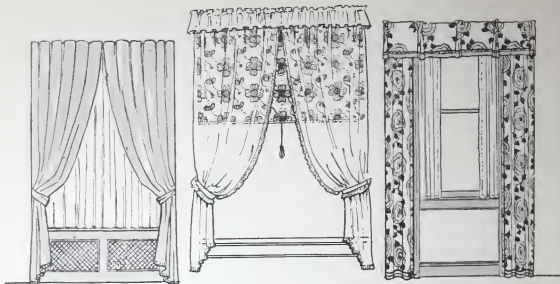
It will be seen then, that the problem of decorating a room takes into account its location and function as well as the function of each object used within it. The proper arrangement of furniture is governed by common sense rather than any set rule. Each piece of furniture should be so placed that it does its own work in the most efficient manner.

When furnishing a small house one should be particularly careful to have things right. In a large house a little mistake may go unnoticed, but in a small one it is sometimes tragic. Colour has a great deal to do with the making of a room. Of course, it is always safe to paint your walls all the same colour and to use the same tone of carpet throughout, varying the quality upstairs from down. However, this deprives one of a great

deal of pleasure, particularly if one is fond of colour. If your rooms are small and opening into one another it is interesting to carry a connecting colour scheme downstairs. For example: In the *hall* let the walls be fawn introducing a little green and vermilion in the furnishings; the *living-room* could have light green walls with mulberry and a deep old gold; the *dining-room* could have ivory walls with yellow and blue introduced in the hangings and furniture. You pick out from each succeeding room one colour and carry it on, in this way connecting each room by a colour note. However, upstairs each bedroom can be individual in colour scheme, yet when carpeted alike in some neutral colour the rooms are interestingly brought together. This is best in the small house, for it permits of a choice of varied colours in the upstairs rooms.

Curtains, rugs, pictures and lamps constitute the remainder of the decorations. Each of these has a definite purpose and, when used with this in mind most effectively contribute to the harmony of the room.

Curtains serve several purposes—glass curtains filter the light so that an even glow is cast over the room, while the outer hanging adds a note of richness to the decorative scheme. It also may be used to regulate the amount of light during the daytime and when drawn closely together at night gives the room an air of seclusion and privacy. It may be inferred from this that only two sets of curtains are generally used. This is not always the case. In some places, and under some conditions window shades are necessary. When they are used, they should be kept rolled up out of sight, when not in use. With three sets of curtains it is less necessary to use shades, as then the middle set is usually made to draw and serves the purpose of a shade. If more than one set of curtains is to be used, the inner or glass curtains may be net, of which there are many varieties, casement cloth or silk gauze according to the textural quality needed in the room. The middle set or draw curtains can be thin silk or taffeta. These two sets of curtains are generally most attractive when hemmed by hand or finished with narrow edging or fringe. Cretonnes, painted linens, damasks, brocades, brocatelles, velvets, heavy satins, repps, etc., according to the character of the room, may be used for the outer hangings. Many of these materials are handsome enough in their own texture without the



VARIOUS CURTAIN TREATMENTS

added elaborate trimming formerly used. The choice of pattern in curtain fabrics depends upon the size of the room, and upon the general character of the other furnishings. One should not select a large pattern fabric for a small room or a small pattern for a large room. Either would prove incongruous. If the rug has a pronounced design curtains should be of plain fabric or one in which the design is not pronounced. Should the rug be plain, the design in the room can be carried by the curtains unless the furniture covering carries the colour interest sufficiently around the room. In hanging curtains be sure not to let the curtains interfere with the function of the window. The inner curtains should be of such a length that they just escape the window-sill, while the outerhangings should extend to the floor whenever possible.

Since the rug or carpet forms the foundation of the room, it should be flat. Too pronounced a design makes it appear to spring up; this gives a feeling of unrest. When using a rug, whether it is Persian or plain carpet-made rug shaped with the darker border—a margin of at least one foot or more of the floor should be left all around. However if your room is very small it is best to have plain carpet right to the wall. A beige colour is always satisfactory for this.

When selecting pictures for a room, care must be taken to choose those that are in keeping in subject and treatment, as well as framing. If one has chosen etchings for the living-room, then the only other pictures to be used in the room would be steel engravings. The same principle applies to combining of photographs and prints and sometimes a water colour with an oil painting, if it is similarly treated. It must be remembered that whatever is on the wall is a part of it or it is not decorative. Hanging pictures is an art. Oil paintings and any other large picture should be hung, when possible, so that the eye of an average person standing up will be about opposite the centre of the picture. If wires cannot be hidden then two wires should appear extending vertically to a hook at the picture moulding. These should be toned to the wall colour to make them as inconspicuous as possible. Small pictures should be carefully chosen and grouped together in two or three, though this should be done as rarely as possible. A picture of any considerable size should be hung over a cabinet, console or mantel. Too many pictures produce a bad effect, therefore the greatest care is necessary to limit the number and place them well.

The lighting of a room is of fundamental im-

portance in the general effect. The most successful way of lighting a room is by side lights and lamps distributed about the room; this is a great improvement over the chandelier. The size of the room and its function determine the proper placing for lamps. Lamps should be placed for reading, writing, sewing or to call attention to groups of furniture, as the case may be. The shading of lamps and side lights is of great importance. No one colour is always good, but all soft neutralized tones of ivory, yellow, yellow orange, orange, red orange, yellow green, and some greens, also some reds are the most possible colours to use in shades. The colour and texture of material depends upon the room. China silk, brocade, damask, taffeta, and paper parchment are the materials most used for shades. Shades must be cov-

ered on the top as well as around the sides and lined with white to concentrate the light. Often two or more thicknesses of material are used besides the white lining. This depends on the colour needed. A good lighting arrangement is not only a comfort but also a method of tying the room together.

The purpose of the suggestions given here on decorating your home, is to bring to the reader's attention the wonderful opportunity that the house-maker has to create an environment which will be the means of setting a higher standard of appreciation in the generation that is to follow. It is further designed to arouse a desire to investigate the fundamental principles of decorating and to use these principles towards a fuller realization of an ideal home.



HOME PLAN
No. 809.

The complete plans and working drawings for building this home in brick hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a cooperative organization that supplies home builders with architectural plans at the lowest possible cost. See page 118 for cost of plans and how to secure specifications, and approximate cost of construction.

A Decidedly Unusual and Distinctive Bungalow

HERE is a truly English design for an unusual eight-roomed bungalow, with an exceptionally large porch that does not rob light from any of the rooms. The charming outline and detail of the exterior elevations have an interesting character and distinction difficult to duplicate. The treatment of the roof line—dormers, batted shutters, bay window and massive chimney, together with the porch commanding a view in three directions, creates a particularly pleasing, exclusive and unusual effect.

The living portion of the house is large, roomy and convenient, as it should be in a house of this size, and is separated from the sleeping quarters and bathroom by a separate hall. The main hall, which you enter from the porch, serves the living portion, with a large coat room opening off it and

a doorway leading to the separate hall for the sleeping quarters and stairway to the second floor. The entrance to the living room being at one end, provides an abundance of wall space for furniture and pictures. The whole layout of this room is decidedly attractive with its delightful bay window, fireplace, built-in book cases and lighting arrangement. The dining room is larger than usual with a double casement window on one side and double French doors leading on to the porch on the other. A double action service door leads to a kitchen of ideal size and arrangement that is close enough to the bathroom to insure an economical plumbing job. The service entrance to and from the outside and basement, acts as a vestibule in winter and has space provided for either a regular or built-in refrigerator.

The sleeping quarters on this floor contain three rooms of ample size with plenty of windows and closet space. The bathroom, as you will notice, is very convenient for the bedrooms and kitchen, yet it is a considerable distance from the living portion. The stairway to the second floor is closed off by a door, so that it can be shut off from the rest of the house in the event of the second floor being left temporarily unfinished. The roomy second floor has one good sized bedroom with a very large closet, a store room for trunks and other little-used articles and an exceptionally large playroom or billiard room that could easily be converted into two rooms if so desired.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete, faced with variegated stone. Flag-stone porch and steps.

Cellar Floors—Cement.

Walls—Stucco on hollow tile, or brick.

Trim—As desired.

Roof—Wood, (asphalt or tapered asphalt) shingles, wooden ridge, Boston hips.

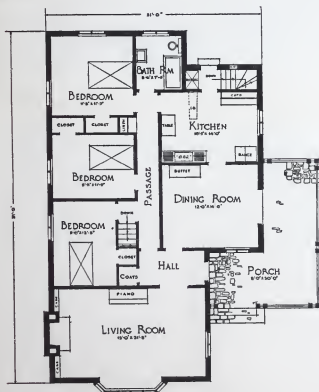
Frames, Doors, Windows—Detailed main entrance door, casement windows, battened shutters.

Colour—Roof stained reddish brown, gray white stucco, frames, sash, shutters, posts, balusters and exterior doors stained brown, gutters and conductors painted black.

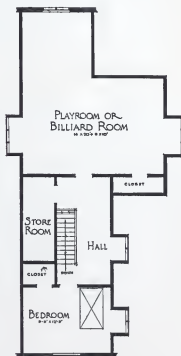
Floors—Oak or birch in grade desired.

Inside Finish—As desired.

Heat—Hot air or hot water.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 801.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

Eight Rooms at Slight Additional Cost Over Six

THE design pictured here is an example of how attractive a home can be made when architecturally designed. It will cost no more to build than any other house of the same size and yet it will command a considerably higher selling price in comparison with the poorly designed home. Although most houses of this area have only six rooms, this plan provides eight, because every inch of space has been utilized—the gable roof making a good solution for obtaining two large attic bedrooms with good head room, as well as adding considerably to the appearance of the exterior.

Although the house was designed to take advantage of stock sizes, and economy of floor space, to insure low cost of construction, the appearance of the exterior has not been overlooked. The perspective drawing of the elevation will give you an

idea of how charming the house will look when completed, with its nice roof lines, proper proportions and attractive latticed porch.

The floor plans are an example of what study and experience can do in using every inch of space. Although the plan only covers 520 square feet, this house provides eight good rooms of much larger size with better accommodation for furniture than most houses of a much larger area. On the first floor we have a 6 feet by 9 feet 6 inches porch that does not rob the living-room of light, a vestibule with coat-room and a well-lighted hall. The living-room has a triple window in the front with a rug brick fireplace on the side. The dining-room is well-lighted, too—of correct proportions for modern dining-room furniture—with a double action service door to kitchen. The compact kit-

chen is the kind everyone wants nowadays—planned to lighten housework, liberally supplied with cupboards over the sink, and broom closet—well-lighted with windows on two sides. The ideal, though economical, service entrance on the side, gives direct access to full-size basement from outside, as well as inside, and has space provided for refrigerator just beside the kitchen door.

Upstairs the generous wall space for furniture should be noted because many plans overlook this important feature. All of the bedrooms are well-lighted, with roomy clothes closets. The hall is well-lighted too, and has built-in linen cupboards within two steps of any bedroom and the bathroom. The position of the bathroom is directly over the kitchen and is laid out so that the water pipes rise on interior walls. A small but important detail in extremely cold weather. The two bedrooms in the attic each have extra large closet room and there is an additional clothes closet in the upstairs hall.

The outside measurements of the house are 20 feet by 26 feet, which enables you to build it on a 25-foot lot if desired.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or concrete.

Cellar Floors—Cement.

Walls—Red tapestry or dark red stock brick, with grey-white joints one-half inch wide, brick course at second floor windows—brick sills and flat brick arches on all windows.

Roof—Wood, (asphalt or tapered asphalt) shingles, with wooden ridge.

Trim—Stock.

Frames, Doors, Windows—Stock frames; front door French design with small panel at bottom, balance stock; double hung windows throughout, except casement windows in dormers.

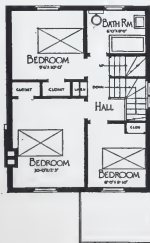
Colour—Roof stained a deep green-blue. Frames, sash, porch, and front door painted ivory. Shutters peacock blue. Gutters and down pipes dark brown or black.

Floors—Oak or birch in grade desired.

Heat—Hot air, hot water or steam.



•FIRST FLOOR PLAN•



•SECOND FLOOR PLAN•



•THIRD FLOOR PLAN•



HOME PLAN
No. 802.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Modern Pair of Eight-Roomed Houses

SOMEONE has said that about ninety-seven per cent. of the people think that they can design a house as well as an architect, and most builders believe the fact that they are building houses continually enables them to design a good house. Many can—but the vast majority cannot, for the same reason that you would not expect a paper-hanger to design your wallpaper, or an electrician to design your electrical fixtures.

Architecturally designed homes do not cost any more to build than poorly designed ones; in fact they usually cost less because every advantage of stock sizes of joists, etc., is taken, and invariably the well-designed home commands at least a ten per cent. higher selling price.

To supply the demand for a well-balanced and harmonious design for a pair of eight-roomed

houses that can be built at the lowest possible cost for either investment or resale, this design has been originated. Although the first and second floor plans are identical with those for the pair of six-roomed houses, No. 602, the exterior elevations are entirely different, the whole treatment being altered to obtain good headroom for the attic bedrooms by using the popular gable roof. There is an advantage in this plan, inasmuch as eight rooms can be provided at a slight additional cost over six, or the attic floor can be left unfinished to provide six rooms at the start, with provision for adding the two bedrooms by finishing later.

In houses of this size covering an area of only 520 square feet it is impossible to obtain a better, or more carefully thought-out solution, of the floor arrangements. The best location for fur-

niture was considered in planning the various wall openings in every room, with a result that every room is thoroughly practicable, comfortable and convenient. The porch at the front entrance is of ample size and enhances the whole appearance of the exterior, without robbing the interior of any light or sunshine. From it we enter the vestibule with an indispensable coatroom adjoining it. The attractive living room is designed for comfort in both summer and winter, with its fireplace on one side and triple windows, overlooking the front garden, that provide direct ventilation through the dining-room door and windows. The dining-room is a pleasant room too, with three windows on one side and a separate door to the living room which could be enlarged and made as a cased opening if desired. The kitchen is thoroughly modern in size and lay-out—liberally supplied with built-in cupboards, a separate broom closet and space for refrigerator in the service entrance at the side.

On the second floor we have three good bedrooms with plenty of light, ventilation and cupboard space, as well as a bathroom of good size and a built-in linen cupboard in the hall. The

attic arrangement provides two large bedrooms with three large clothes closets.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or concrete.

Cellar Floor—Cement.

Walls—Red tapestry or dark red stock brick, with gray white joints, flat brick arches over all windows, brick sills with sill course at second floor windows.

Roof—Wood, (asphalt or tapered asphalt) shingles, wood ridge, Boston hips on sunken dormers.

Trim—Stock.

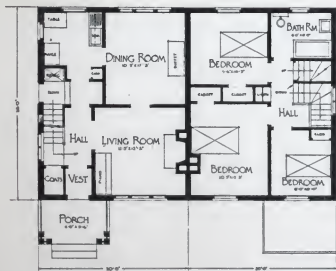
Frames, Doors, Windows—French door with small panel at bottom on main entrance, balance stock. Double hung windows throughout.

Colour—Roof stained deep green blue, frames, sash, porch and front door painted ivory. Shutters peacock blue. Gutters and down pipes painted black.

Floors—Of material desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



•FIRST FLOOR PLAN•

•SECOND FLOOR PLAN•



•THIRD FLOOR PLAN•



HOME PLAN
No. 803.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Delightful Home of Eight Rooms

WHETHER or not you are looking for an unusually comfortable home of eight rooms, or a profitable house from a speculative standpoint, you will be interested in this economical plan.

The charming design, with its many English details, is so pleasing that it speaks for itself. It possesses style and character that will add considerably to the selling value of the house, and it will not cost any more than a poorly designed home of the same size.

Much attention has been given to planning the interior of this house, as you will readily appreciate by a study of all the economy, comfort and conveniences offered by the floor arrangement. The dimensions are only 20 feet by 26 feet, and it can be built to advantage on a 30-foot lot, which will provide adequate light for all rooms, as well as a side drive.

The stone stoop provides a simple, but dignified, entrance. Observe the roomy coat closet just beside the vestibule, and the finely proportioned, well-lighted hall, giving access to a splendid living-room, side entrance, basement stairs and kitchen.

The living-room has a cosy brick fireplace, and an attractive outlook is provided by the triple windows in the front. The door leading to the dining-room gives a perfect axis for light and cross ventilation through the French doors to the garden porch. In addition to the French doors the dining-room has triple windows on the side, and a service door leading to a compact kitchen. The kitchen has windows on two sides and is scientifically planned to save the housewife's time and energy. A broom cupboard is located just beside the kitchen door, and space for refrigerator

is provided in the service entrance, which leads to a full-sized basement below.

On the second floor we have three bedrooms, each with good-sized clothes cupboards, and all well lighted; the rear bedroom has windows on two sides. The bathroom is directly over the kitchen, insuring the lowest cost for plumbing, and linen cupboards are built in in the hall.

The attic stairway leads to two exceptionally well-lighted large bedrooms with an abundance of closet space, and an extra closet in the hall.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick, stone or concrete faced from grade to first floor line with stone of variegated sizes and colours, laid with wide joints the colour of stucco. Stoop the same.

Cellar Floors—Cement.

Walls—Stucco, saw-faced stone sill course at second floor windows.

Roof—Wood, (asphalt or tapered asphalt) shingles, wooden ridge, exposed rafters.

Trim—Stock.

Frames, Doors, Windows—Casement windows throughout; front door of French design with panel as shown, hood of simple detail with brackets.

Colour—Roof reddish brown, exposed rafters brown; frames, sash, entrance door and hood painted ivory; shutters deep green; gutters and down pipes black, grey-white stucco walls, garden porch of saw-faced material stained brown.

Floors—Oak or birch in grade desired.

Inside Finish—According to individual tastes.

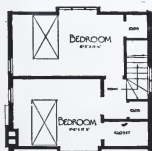
Heat—Hot air, hot water or steam.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



HOME PLAN
No. 804.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Practical Design for a Substantial Eight Roomed House

ALTHOUGH the attractive exterior of this practical design for a modest home of eight rooms will appeal to most people on account of its charming English treatment and substantial appearance, the floor arrangement entitles it to special consideration, because it can be used to advantage on almost any kind of a lot. It is equally suitable, and provides all of the advantages of the centre hall plan, when placed on a 35' or 40' inside lot with the porch facing the side, or on a 50' inside lot with the porch facing either the side or the front, or on a corner lot for which it is ideal.

The design is suitable for all brick construction or for stucco walls with brick corner quoins, as

illustrated, which give an appearance of strength and solidity to the exterior by this unusual and colourful treatment. The large bay window projecting from the living-room suggests unusual comfort in the interior, and the porch of saw-faced lumber, with its distinctive detailed railing, has roof lines which conform to the general style of the main roof.

The main entrance opens off the unusually large porch into a compact hall that has an open stairway leading from it just beside the built-in coat room. A cased opening large enough for double French doors opens into a large living-room of ideal proportions and arrangement, in which the deep bay window with its furred or dropped

ceiling adds considerably to the attractiveness and apparent size of the room, providing at the same time a suitable location for the modern chesterfield, and assuring an abundance of light, fresh air and sunshine for this the principal room of the house. The detailed brick fireplace, flanked by built-in book cases on each side, is another charming feature of this room. The dining-room, with its windows on two sides is of ample size for the modern family, with a double action service door leading to a kitchen that will appeal to the modern housewife who is interested in saving steps in preparing meals. The kitchen is lighted on two sides with every built-in feature, as well as plenty of wall space for kitchen fixtures. Space for a refrigerator is located in the service entrance convenient to the kitchen, outside and basement.

The large master's bedroom on the second floor has two clothes closets, a fireplace and three double casement windows, which make it an exceedingly attractive bedroom. There are two smaller bedrooms with good-sized clothes cupboards on this floor, a bathroom centrally located for all rooms, as well as built-in linen cupboards in the hall.

On the third floor we have two good large

bedrooms, with large clothes closets and a store-room for trunks or other articles.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick, with brick quoins.

Roof—Wood, (asphalt or tapered asphalt) shingles, wood ridge, Boston hips, exposed rafters.

Trim—As desired.

Frames, Doors, Windows—Main entrance French door, balance stock, casement windows throughout.

Colour—Roof stained reddish brown, grey white stucco walls with dark red brick quoins and base, with joints colour of stucco. Frames and sash painted ivory white, shutters deep blue green, exposed rafters, posts and balusters stained brown. Gutters and conductors painted black.

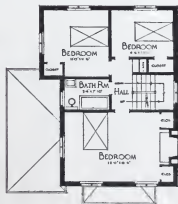
Floors—Oak or birch in grade desired.

Inside Finish—As desired.

Heat—Hot water, steam or hot air.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



• THIRD FLOOR PLAN •



**HOME PLAN
No. 805.**

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An Artistic Design for Two Semi-Detached Eight Roomed Houses

THERE is none of the commonplace appearance of the ordinary semi-detached houses in this design for a pair of eight-roomed homes, which is put in a special class by itself by reason of the charming English treatment of the exterior details, as well as the general harmony of the design. To all intents and purposes each house is a separate one, with their main entrances widely separated and exclusive, although the obvious advantages of the semi-detached principle are obtained in a way that enhances the attractiveness and substantial appearance of each house by making each appear larger than it really is.

Following the general style and floor plans of design No. 804 for a single house, all of the

advantages of the centre hall plan are obtained without the necessity of using a wide lot. The pair would look well on a 75-foot inside lot, or it could be built on a 50-foot corner lot of fairly good depth by having one entrance on one street and the other entrance on the other, or a very unusual effect could be obtained by placing the pair diagonally on a slightly larger corner lot, which would create wonderful garden possibilities.

Although the illustrations show stucco walls with brick corner quoins that produce an unusual and colourful effect, as well as an appearance of strength and solidity, solid brick construction could be used if preferred without losing any of the fine appearance of this design.

The French door on the main entrance of each house opens off on a unusually large porch into a compact hall with a built-in coat-room. A long running large enough for double French doors connects the hall with the living room that is made especially attractive by its ideal proportions and arrangement, as well as the deep bay window and detailed brick fireplace flanked by built-in book cases on each side. The dining room is of ample size for the modern family and secures an abundance of light, fresh air and sunshine from the five casement windows on two sides. A double action serving door leads to a thoroughly modern kitchen which contains every built-in feature: plenty of cupboard space, wall space for pictures, as well as a large closet for extra storage, and an exceptionally fine service entrance leading to and from the kitchen, basement and outside, with space on the landing for a refrigerator.

The large master's bedroom on the second floor has two separate clothes closets, a fireplace and three double casement windows, which make it an exceedingly attractive bedroom. There are two smaller bedrooms of fair size, with good large clothes cupboards on this floor, a bathroom centrally located for all rooms, as well as built-in linen cupboards in the hall.

Like the main stairway, the stairway leading to the third floor is large enough to accommodate modern furniture, and leads to two large, well-lighted bedrooms, each with ample clothes closets with a separate room for storage purposes.

OUTLINE, AND SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floor—Concrete.

Walls—Brick on hollow tile or brick, with brick quoins.

Roof—Wood, (shingles on tapered rafters) shingles, wood strips. Gutter iron, exposed rafters, bell cut.

Floor—As desired.

Frames, Doors, Windows—Main entrance French door, balance rock; casement windows through-out.

Curtain—Roof stained oakish brown; gray white; stone walls with dark red brick quoins and base, with joints colored of stone; Frames and sash painted ivory white. Main door deep blue green, exposed rafters, joists and balance stained brown; Gutter and underlayment painted black.

Floors—Ck in brick, or grade stained; finish finish—As desired.

Heat—Hot water, steam or hot air.



FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN



HOME PLAN
No. 806.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An Unusual Eight-Roomed Bungalow

THE bungalow is popular nowadays, because people generally are coming to realize that it is ideal from the standpoint of convenience and comfort. For instance, in this attractive home, which has all of its principal rooms on one floor, a number of burdensome housekeeping details are eliminated. There is no stair-climbing to speak of, and the arrangement of the rooms assures a decided curtailment in the number of steps necessary for the performance of household tasks.

This unusual design of southern precedent, with its pleasing roof lines and simple exterior, has an individuality, cosiness and charm that will look well in any locality. Although designed for a western exposure, it is equally suitable for a southern or northern exposure. The plans can be re-

versed when it is desired to have the front of the house facing east.

A bungalow without a hall is usually a bungle. This home, however, has a hall that opens into every room on the first floor, and there is a dividing door separating the living portion from the service and sleeping portion of the house. You will notice the exceptionally large porch has double French doors opening from the living-room, and a French door on the main entrance leading into the central hall. The living-room is amply large, with a large fireplace on the right, and lighted from two sides. The dining-room is large enough for a good-sized family, extra well-lighted on two sides, ensuring perfect cross ventilation, as is the case in all rooms.

The kitchen is conveniently located to the dining-room, hall and service entrance on the side. It is well laid out according to modern ideas, with plenty of built-in cupboards and provision for wall space for all kitchen equipment. A large coat-room is handily located close to the main hall, and the bathroom has all the privacy that is to be desired. The three bedrooms are of good size, with plenty of closet space and well-lighted.

A stairway leads to the second floor, which can be finished or not, as desired. The plans provide for a billiard room of immense size, and an extra bedroom and store-room. The stairs to the full-sized basement lead from the kitchen or outside, and are located immediately under the stairs to the second floor.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingle with shingle ridge; eyebrow dormer in front.

Trim—As desired.

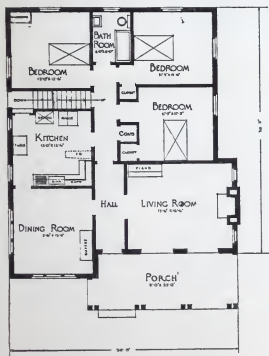
Frames, Doors, Windows—Frames stock; French doors on porch openings, balance stock; sliding sash windows.

Colour—Frames, sash, French doors, exposed rafters, posts and gable ends painted ivory; roof stained mahogany brown; gray-white stucco on gray or brown tapestry brick soldier course.

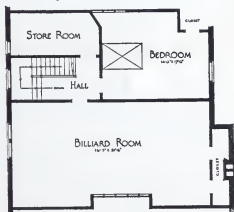
Floors—As desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HOME PLAN
No. 807.

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A Harmonious Design for Eight Rooms with Garage Attached

THE striking simplicity of the front doorway is just one of the features of the exterior elevations of this harmonious design, which does not lose any of its charm by reason of the garage being attached, as many do. The day of thoughtless, shapeless garages erected in conspicuous positions has passed, and the garage is now generally accepted as part of the house. In this design it is made a distinctive addition to the interest and beauty of both house and garden, by conforming to the general lines of the house itself. It is economical too, because part of the wall answers for both garage and house, and the drains, water pipes, electric light and heating, can be connected with the house service.

The floor plans are ideal for a 22 feet by 28 feet 6 inches house, every inch of space being used to the best possible advantage. The stone stoop at the front entrance is a permanent structure that does not require painting every year. The vestibule, with its roomy coat closet, insulates the square hall against draughts from the front door. The living-room on the right derives all of the advantages of a much larger room by reason of the centre opening to the dining-room, which has a doorway flanked by two windows leading to the porch overlooking the rear garden. These doorways, combined with the triple window looking out the front garden from the living-room, make a perfect axis for light and cross ventilation. The

kitchen obtains plenty of light and ventilation from the triple window on one side. It contains all of the modern built-in features and is separated from the hall by double doors to prevent visitors seeing right through to the kitchen, as is usually the case when the kitchen door is left open. The service entrance at the side uses the headroom obtained by the main stairway without any loss of space, providing at the same time convenient access from the outside and the garage to the kitchen and basement.

The second floor contains three bedrooms of good size with ample closet space, and an abundance of windows that, in combination with the doors, provide the required amount of wall space for bedroom furniture. The bathroom is of good size and a linen cupboard is located just a step or two from any of the rooms.

A doorway leads to the stairway to the third floor, which makes it simple to shut it off when not used, or left unfinished. The third floor has

two fine airy bedrooms, with plenty of closet space extending under the roof.

OUTLINE OF SPECIFICATIONS

Foundation Wall—Stone or brick, faced with variegated stone, stone stoop.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, Boston hips, shingle ridge.

Frames, Doors, Windows—Casement windows, detailed front door, balance stock, louvred shutters on three front windows indicated.

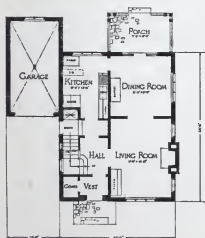
Trim—As desired.

Colour—Gray white stucco on variegated stone base course. Roof stained weathered green. Frames, sash, gutters and conductors painted ivory white; shutters front door and garage doors peacock blue.

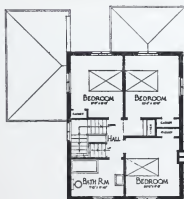
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



• THIRD FLOOR PLAN •



HOME PLAN
No. 808.

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Modern in Character with Many English Features

ALL of the features of a centre hall plan with a direct entrance from the front suitable for a narrow lot, are obtained by the floor arrangement in this house of modern design with many English features. The entrance being set back a distance from the front line of the house gives an individuality in character to the whole exterior.

You step from the front entrance doorway to a larger than usual well-lighted vestibule, and easily accessible coat-room opening off it, then to a practically square centre hall from which an attractive open stairway leads to the second floor. Both lower and upper halls are well-lighted by double casement windows on the landing.

The living-room is a special feature of this plan—a big spacious, airy, sunny room with a deep, square bay overlooking the front garden—

pleasant even without furniture. The cased opening in the hall is directly opposite a similar opening to the dining-room, which creates an impression of unusual spaciousness, as well as serving a practical, although frequently overlooked, need for cross-ventilation. The dining-room is exceptionally well-lighted by triple casement windows on the right hand side, and a French door with French windows on each side of it opening on to the large stone-flagged garden porch, overlooking the rear garden. The kitchen is scientifically planned to save time and labour, and every woman will appreciate the convenience of having a built-in dining-alcove at the rear where breakfasts and other meals can be served quickly and easily. The built-in features include commodious cupboards, shelves beside and over the

sink and convenient table and ironing-board. You will notice that space has been provided in the service entrance at the side for a refrigerator, and a milk cupboard is built in the wall just beside the kitchen door.

On the second floor, as in the rest of the house, consideration has been given to comfort and convenience. As on the first floor, step saving advantages of the centre hall plan are evident—for the stair landing is just two steps from each of the three bedrooms and bathroom. All of the bedrooms are well-lighted and have roomy clothes closets. The bathroom is of good practical size and modern linen cupboards are built-in in the hall, with a convenient clothes chute to the laundry in the basement, just beside them.

The third floor has two very large bedrooms with plenty of closet and storage space, an indispensable feature in the modern home.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone.

Cellar Floors—Cement.

Walls—Brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, bell cast, Boston hips, shingle ridge and exposed rafter.

Trim—As desired.

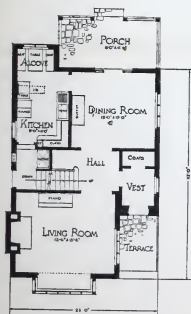
Frames, Doors, Windows—Detailed front entrance, casement windows throughout.

Colour—Dark red brick with grey white flush joints, roof stained weathered green, frames, sash, and doorway trim painted ivory white, shutters and front door painted dark green blue. Exposed rafters and garden porch stained brown.

Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



• THIRD FLOOR PLAN •



HOME PLAN
No. 900.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An Attractive Colonial Design for Nine Rooms

THIS perfectly balanced design of Colonial precedent could be placed to advantage on a corner lot, with the front entrance on the longest side, or on an ordinary 50 foot lot with the entrance at the front. It could also be built on a 40 foot or 50 foot lot with the main entrance at one side and the porch facing the street, this would provide three feet for a service entrance at one side, and either thirteen or twenty-three feet for the main walk and garage drive at the other. Placed in any of these positions with a southern, western or eastern exposure, the principal rooms would obtain a maximum of sunshine the year round.

The floor plans provide for nine ideal rooms on three floors, although the finishing of the two rooms on the third floor is optional. Every room in the house, except the bathroom, has cross ven-

tilation and light from windows on two or more sides, and still there is an abundance of the much required wall space, because the rooms are laid out to fit the furniture.

The lay-out of the living portion of the house is a feature of this design, for the dining-room, living-room and porch, open up into each other giving a wonderful amount of space and creating an impression of unusual size.

The large living room has French doors on each side of the fireplace, leading to the full size stone-flagged porch at the side. The dining-room is of modern size with a service door leading to a kitchen that has every modern built-in feature, laid out so that you hardly need to step from one fixture to the other. Space for a refrigerator is provided in the service entrance at the side.

The stairway leading to the second floor is of open design and the window on the landing lights the lower hall, stairway and square upper hall at the same time. Each of the bedrooms have very roomy clothes cupboards. Two of the bedrooms are made still more attractive and cosy by having furred or drop ceilings over the shallow alcove at one end caused by the position of the clothes closets with the window centrally located in the alcove.

The doorway on the staircase to the third floor is just a couple of steps from the landing of the main stairway, so that it will not affect the appearance of the second floor in the event of the third floor being left unfinished. The attic is laid out to accommodate one exceptionally large bedroom and one smaller bedroom. The balance of the floor space being used for large clothes closets, a store room, and a bathroom which can be roughed in at a low cost, as it is immediately above the bathroom on the floor below.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone, brick or concrete.

Cellar Floor—Cement.

Walls—Stucco on hollow tile.

Roof—Wood, (asphalt or tapered asphalt) shingles. Sides of dormer and porch of wide Colonial clapboards.

Trim—As desired.

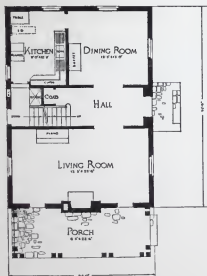
Frames, Doors, Windows—Main entrance to detail, balance stock. Double hung windows throughout except casements on dormers.

Colour—Grey white stucco. Roof stained weathered green. Frames, sash, main entrance, porch, dormers, gutters and conductors painted ivory white. Shutters and front door painted peacock blue.

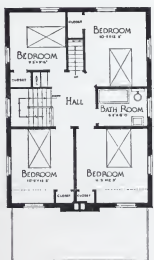
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



• THIRD FLOOR PLAN •



HOME PLAN
No. 901.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

An English Half-Timber Home of Nine Rooms and Sun Room

THERE are very pleasing proportions and attractive roof lines in this design for an English half-timber home. The nice spacing of timber, quaint entrance projection, dormers, bay window on front, and battened shutters on second floor windows are some of the features of this dignified home. It is designed for an inside or a corner lot of narrow frontage, with any street exposure except the eastern, in which position the plans could be reversed.

The floor arrangement has many unusual features. All of the advantages of a centre hall plan are obtained by having the entrance on one side, which enables us to devote the full front of the house to a splendid living-room. The whole lay-

out of the rooms creates an impression of unusual spaciousness, and the arrangement of the windows assures sunny and airy rooms, for cross ventilation is obtained in every room.

The English detailed door on the main entrance opens into a good-sized vestibule, with coat-room adjoining. There is a cased opening leading from the main hall to the large living-room (13 feet 6 inches by 22 feet) which has a handsome fireplace and built-in book cases on the left-hand side—triple casement windows on the right and a beautiful bay window with furred ceiling overlooking the front garden. The dining-room is amply large (12 feet 4 inches by 13 feet 4 inches) with light on two sides, and French door leading

to the garden porch at the rear. You will notice that the cased opening from the hall to the dining-room is directly opposite that to the living-room, as well as the entrance to the garden porch. This gives us a perfect axis for light and ventilation, for the entire floor. The kitchen is well arranged according to modern ideas, with built-in cupboards over the sink, built-in ironing board and milk cupboard, space for a refrigerator and windows on two sides. A double action service door leads to the dining-room, and another door leads to the stairway to a full-sized basement, which has an outside entrance at the grade line.

The second floor is well arranged with a practically square hall in the centre of the house. The sitting-room has a fireplace, and is provided with a clothes closet and plenty of wall space for furniture in the event of its being used as a bedroom. The three other bedrooms are of good size, with windows on two sides and plenty of closet space. A sunroom or sleeping-porch opens off the rear bedroom. There is a built-in linen cupboard in the hall and the bathroom is located convenient to all rooms.

The third floor can be finished or left to be finished later as desired. The stairway leading to it has a door on the lower floor that separates it from

the rest of the house. The plans for this floor provide for two large, well-lighted bedrooms and a bathroom immediately over the one on the lower floor, making a very economical plumbing arrangement.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or stone.

Cellar Floor—Cement.

Walls—Dark red stock brick for first storey and stucco on hollow tile or brick for second storey.

Roof—Wood, (asphalt or tapered asphalt) shingles, with bell cast, Boston hips and shingle ridges.

Trim—As desired.

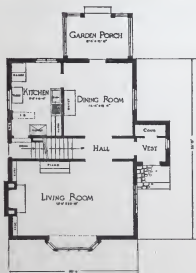
Frames, Doors, Windows—Stock frames, detailed door on main entrance, balance stock. Case-ment windows throughout, with batted shutters on second storey windows.

Colour—Dark red stock brick, with joints colour of stucco; gray-white stucco; batted shutters, porch and front door stained medium-tone brown. Frames and sash painted ivory white. Roof stained reddish brown. Gutters and conductors painted black.

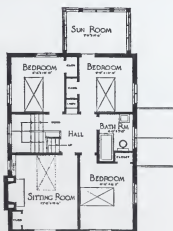
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot water or steam.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



THIRD FLOOR PLAN.



HOME PLAN
No. 902.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Nine-Roomed House with Many English Features

THE charming low effect of this unusually attractive design for nine rooms on three floors with outside dimensions of 27 feet by 29 feet 6 inches has been accomplished by its many English features. The fine lines of the two-story bay and the harmonious effect of the roof and porch treatment combined with the sunken dormers, shuttered windows, and massive chimney give the desired result, as well as a particularly pleasing effect. In the interior nine exceptionally good rooms have been obtained by the unusually good floor arrangement, as well as a separate back stairway leading to the half way landing of the main staircase, closed off by a door, a very roomy and practical service entrance, and a separate hall between the main hall and kitchen.

The main hall is practically square and from it

you obtain a delightful view of the fireplace wall of the living room. The five windowed bay, with its furred or dropped ceiling, in the living room produces a charming cosy effect and makes an ideal location for a chesterfield or table. A feature of the lay-out is the perfect axis for light, ventilation and view through the bay window in the living-room, the French doors leading in to the dining-room and the French door flanked by French windows opening on to the garden porch, which could be converted into a sunroom if desired. Both the living and dining rooms are of ample size for modern furniture and comfort and have plenty of windows. The arrangement of the kitchen is just as the modern housewife would wish it, with the sink below double casement windows and draining boards on each side, with built-

in cupboards above and below. Still further cupboard space is provided on the opposite wall, and there is space for the usual kitchen fixtures as well. The service entrance is like a large roomy vestibule with space for a refrigerator, as well as vegetable bins if desired. The separate hall between the kitchen and main hall closes off the view of the kitchen from the front door, providing at the same time a large coat room as well as space for the separate back stairway that can be used without going through the kitchen.

The attractive open main stairway leads to a second floor with its four well lighted bedrooms each with an abundance of closet space, and convenient to the centrally located bathroom and linen cupboards opening off the centre hall.

On the third floor we have two good bedrooms, as well as two large store rooms. This space could be rearranged to provide a bathroom on this floor if required.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick, with stone base of variegated colours and sizes.

Cellar Floor—Cement.

Walls—Gray white stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, bell cast, Boston hips.

Trim—As desired.

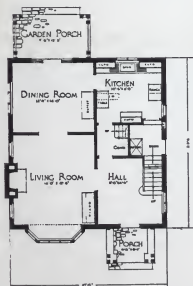
Frames, Doors, Windows—Detailed front door, balance stock, casement windows throughout.

Colour—Roof stained dark bronze green. frames, sash and porch stained brown, shutters painted dark bronze green. Gutters and conductors black.

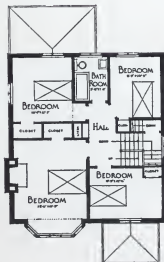
Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



•FIRST FLOOR PLAN



•SECOND FLOOR PLAN



•THIRD FLOOR PLAN



HOME PLAN
No. 903.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Particularly Pleasing, Substantial and Exclusive Design

THE stone quoins and recess of the beautiful English doorway, with its overhanging wrought iron lamp, combine to make one of the details of this design that, together with a perfectly balanced window arrangement, battened shutters and delightfully artistic general lines, produce a particularly pleasing, substantial and exclusive effect. In fact this home is one of which any owner may be proud, for it will be a distinct addition to any community and is suitable for the most exclusive district.

The main portion of the house (26' x 27') is planned to obtain a maximum of floor space with an ideal arrangement for the living portion. The main entrance opens into a vestibule that has a coat-room on one side. The main hall provides

access to the living-rooms, kitchen, basement, side entrance, and upstairs, with a minimum of steps.

The large living-room across the front of the house has windows overlooking the front and side gardens and is connected by French doors with a comfortable loggia, or sunroom, and the amply large dining-room, making it possible to open these three main rooms into one to accommodate a large number of people at any time. The tiled loggia has French doors, opening on to the large stone-flagged terrace overlooking the rear garden, and into the dining-room. The dining-room has a double action service door to a practically arranged kitchen that is well lighted from two sides. You will notice that the sink is directly under the rear window, with plenty of built-in cupboards

on both sides, and that ample provision has been made for modern kitchen fixtures. Space is provided for a refrigerator in the side service entrance convenient for icing without tracking up the kitchen floor. The side service entrance is a feature of this house, giving, as it does, access between the outside and inside of the house and garage, as well as providing an inside and outside entrance to the full-size basement.

The upstairs is arranged to provide three good sized bedrooms with plenty of closet space, and a large and well-lighted sitting-room with a handsome brick fireplace. The sitting-room has a clothes closet so that it may be used as a bedroom if desired. The bathroom is centrally located for all rooms and a large built-in linen cupboard is situated just beside it in the hall.

A doorway on the hall landing closes off the stairway to the third floor, which contains two bedrooms of exceptional size, each with plenty of windows and cupboard space.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floor—Cement.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles with wooden ridge and bell cast.

Trim—As desired.

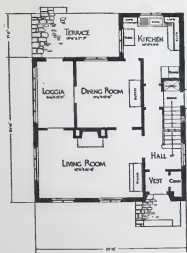
Frames, Doors, Windows—Detailed main doorway, balance stock. Casement windows throughout.

Colour—Grey white stucco walls on variegated stone base. Roof stained reddish brown. Frames, shutters and front door stained brown, sash painted ivory white, gutters and conductors painted black.

Floors—As desired.

Inside Finish—As desired.

Heat—Hot air, hot water or steam.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



• THIRD FLOOR PLAN •



HOME PLAN
No. 1200.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Duplex That Would Make a Good Investment

TALK to most any man who has built a duplex and he will tell you that a truly successful one depends on the plan. Of course you must use first-class material and reliable labour in order to secure a building that will stand up well, but after all it is the plan that provides the starting point for the duplex that will give you year-after-year satisfaction and revenue.

This duplex design is different from the ordinary kind inasmuch as it combines a perfectly balanced and artistic exterior along English lines with a carefully thought-out floor arrangement, that is identical for each floor. The location and number of windows has had an unusual amount of thought and study to enable the builder to use a narrow lot and build quite close to the lot lines, and yet have plenty of light, in addition to the

proper amount of wall space required for furniture in each of the rooms.

The cost of upkeep has been studied too, to obtain an attractive exterior without being dependent upon large painting bills, and by using concrete or tile floors in the loggia, and iron railings around the loggia and entrance stoop, all of which obtain permanency.

A common vestibule leads to a square hall on each floor that divides the main living-room from the service and sleeping quarters. The exceptionally large and attractive living-room is lighted from three sides, as is the dining-room, which is connected with it by either a cased opening or double French doors. Both of these rooms open on to the large and exclusive loggia. A service passage, which is out-fitted as a pantry, connects

the dining-room and kitchen. The kitchen is thoroughly modern in layout and size and is convenient to the drying porch opening off the service hall. An enclosed stairway leads from the service hall to the outside and basement, and acts as a service or tradesman's entrance for each of the floors.

The sleeping quarters are served by a separate hall that is connected with the main hall and service halls by doorways. Each of the three bedrooms are of good size with plenty of light, ventilation and closet space, the smaller bedroom on the second floor having an unusually large store-room opening off it. Both the bathroom and the large modern built-in linen cupboards are centrally located for all of the rooms.

The divided basement has separate laundry, vegetable and fruit storage, coal storage and furnace rooms for each of the floors.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick.

Cellar Floors—Cement.

Walls—Stucco on hollow tile, or brick.

Roof—Wood (asphalt or tapered asphalt) shingles, Boston hips and shingle ridge.

Trim—As desired.

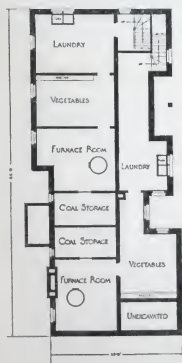
Frames, Doors, Windows—Main entrance to detail; casement windows with plastered jambs on inside.

Colour—Roof stained reddish brown; grey white stucco with stone base of variegated sizes and colours; frames and sash painted ivory white; front door and shutters painted peacock blue; gutters and conductors painted black.

Floors—Oak or birch.

Inside Finish—As desired.

Heat—Hot water or steam.



• BASEMENT FLOOR PLAN •



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



HOME PLAN
No. 1201.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Manrice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Beautiful, Convenient and Economical Duplex

THE reasons perhaps for the popularity of the duplex house, is that while it combines all of the advantages and conveniences of the apartment and one-floor bungalow, it has an economic value to which neither an apartment house nor a bungalow can lay claim. Ordinarily the owner, by occupying one floor and renting the other, not only covers the entire carrying charge of his investment, but makes a generous profit as well. In other words, the rent from one floor will carry the interest and taxes on the value of the duplex. As an investment, therefore, the duplex house yields unusually large returns and for this reason they find a very ready sale.

The floor plans for this particularly attractive duplex are really a combination of two exceptionally well-planned one-floor bungalows built over

each other. Having their rooms arranged upon one floor, they eliminate, for instance, the stair-climbing, which is a detail that adds very materially to the burden of housekeeping in a dwelling of more conventional character. Considered from the standpoint of beauty of design, convenience, economy of construction and permanent source of revenue, this particular design is ideal.

The exterior of English design, with its delightful roof lines, delicate projection of details, and its simple Georgian doorways on the separate entrances, has all the refinement, as well as the harmonious balance of the well-designed single house. The elimination of the usual flat factory roof, which has proven unsatisfactory for our climate, adds considerably to the beauty of the design, as well as the domestic qualities that are so desirable in any home.

You will observe from the floor plans that the occupants of each floor are assured of complete privacy by having distinctly separate entrances opening off the brick terrace on the left. On entering you have a practically square, well-lighted main hall, which serves the living portion of each floor and has a doorway connecting it with the separate hall for the sleeping and service portion.

The main hall opens into a comfortably large living-room—with handsome brick fireplace on the left and windows on three sides—as well as into the roomy dining-room. A doorway connects both the living and dining-rooms, and both rooms have French doors leading into the large loggia or balcony, making it possible to open these three main living-rooms into one. The modern labour-saving kitchen is ideally located—it has a pantry connecting it with the dining-room, a separate service entrance to grade and basement, and a large porch at the rear that will be found a very desirable feature for drying clothes in cold weather.

The sleeping portion of each floor is served by the separate hall, which gives access to all rooms. The two large bedrooms are conveniently located, with respect to the bathroom, which is so arranged that it is economical from a plumbing standpoint.

The basement has a dividing wall and is so arranged that each floor has individual furnace-room, laundry, vegetable-room, etc., with separate and unusual enclosed service entrances.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Brick or concrete, with base course of red stock brick at ground line.

Walls—Stucco on hollow tile or brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, with shingle ridge.

Trim—Stock.

Frames, Doors, Windways—Main entrance doors to detail, balance stock. Casement windows with plaster jambs on inside.

Colour—Gray white stucco with red stock brick base, mortar to match stucco. Frames, sash and pergola painted ivory white. Main entrance doors and shutters painted deep blue-green. Gutters and downspouts painted elastic black. Roof stained willow green.

Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

Heat—Hot water or steam, separate plants for each floor.



BASMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HOME PLAN
No. 1202.

The complete plans and working drawings for building this home in brick, hollow tile or frame construction have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

A Duplex that looks like a Single House

IF you are worried over high taxes, the cost of coal, the servant problem or the general upkeep of a large house—or if you would like to invest your money in a home for yourself that will bring you in a monthly revenue large enough to pay a profit on your investment, this duplex will solve your problem. In other words, you can live on one floor that has all the advantages and conveniences of a well-planned apartment, or one-floor bungalow, while the rent from the other floor will carry the interest on your investment as well as taxes. For this reason the duplex is perhaps the best building investment that it is possible to make from a revenue or resale standpoint.

This Colonial design is planned to give the effect of a large single house on the outside. The

deep, well-proportioned cornice, the shadow overhang, the doorway with its simple, dignified lines, and the tall, square porch columns, are all typically Colonial and in complete harmony with the general design. Unlike most duplexes and apartments, the porch is part of the building and carries out the same design.

The floor plans are arranged so that complete privacy is assured the occupants of each floor by separate entrances opening off the large front vestibule leading to the upper and lower floors. Each floor has identically the same arrangement as the other, which ensures the lowest cost for building, for naturally with one bathroom directly over the other, and one kitchen over the other, a considerable saving in plumbing cost is effected. The building, too, is more solid because it is possible

to use uniform joists supported on bearing partitions that run direct from the cellar to the roof.

Each floor has a large main hall which serves the living portion of the house. The sleeping quarters are reached by a separate hall opening off the main hall. All of the rooms are unusually well lighted, most of them from two sides, so that all rooms are assured of ample light when built on a narrow lot with large buildings adjoining. The living-room, you will notice, has four windows on two sides, with a well-proportioned brick fireplace on the left. The dining-room is lighted and ventilated from three sides, with a French door leading to an unusually large porch. The privacy of this porch is a big feature of the design, being as it is entirely separate from the other floor with access from the hall or dining-room. Those who live in ordinary duplexes or apartments will appreciate this feature. A large coat room is located in the hall.

In the sleeping and service quarters we have two bedrooms of good size, with bathroom ideally located between them. Built-in linen cupboards are located in the hall. The arrangement of the kitchen is ideal, being laid out for efficiency, with a doorway opening on to a large drying porch at the side. Another doorway leads to the specially closed-in service entrance, which provides access

to and from the outside, kitchen and basement, where each floor has individual furnace rooms, laundry, etc., separated by dividing walls. On the upper floor space for a small sewing-room or den is obtained immediately over the front vestibule.

OUTLINE OF SPECIFICATIONS

Foundation Walls—Stone or brick, with brick soldier course at grade.

Cellar Floors—Cement.

Walls—Dark red stock or tapestry brick.

Roof—Wood, (asphalt or tapered asphalt) shingles, Boston hips and shingle ridge.

Trim—Stock.

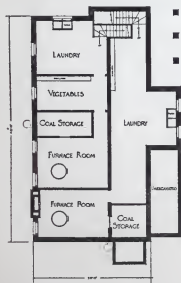
Frames, Doors, Windows—Stock frames, detail front doorway and cornice, sliding sash windows, louvred shutters.

Colour—Roof stained reddish brown; walls of dark red stock or tapestry brick with gray-white raked joints, frames, sash, cornice, porches and lattice painted ivory white; front door and shutters painted peacock blue; gutters and conductors painted black.

Floors—Oak or birch, in grade desired.

Inside Finish—As desired.

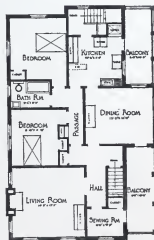
Heat—Hot water or steam.



• BASEMENT FLOOR PLAN •



• FIRST FLOOR PLAN •

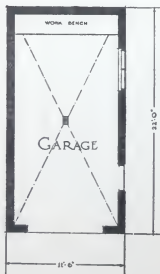


• SECOND FLOOR PLAN •



GARAGE PLAN
No. 101.

The complete plans and working drawings for building this garage have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.



When Building The New Garage

UNTIL a few years ago a garage was considered as merely a place in which to keep a car. It was built on more or less standard lines and set out in one's back yard without a great deal of thought being spent on the subject.

But as great numbers of these pill boxes sprung up, the beauty of the residential sections of our cities was seriously threatened. These shapeless structures, erected in conspicuous positions often close to the sidewalks, were a constant liability to otherwise attractive grounds.

However, now that the indecision as to the architectural classification of the garage has passed, they are quite generally accepted as part of the house. Indeed, they are sometimes incorporated directly in the house plan.

Generally speaking, the person who builds a garage expects to get more motoring with greater comfort and usually for less money. By



GARAGE PLAN No. 201.

The complete plans and working drawings for building this garage have been prepared by Maurice D. Hilt for The Home Builders Service Bureau—a non-partisan organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

having the car closer at hand and more accessible, it is more usable and as a result, more used. If nothing else did so, this would more than justify the relatively small expense of building and maintaining one's own garage on the property.

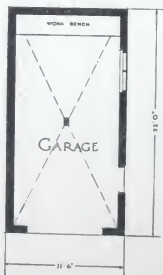
Therefore, the garage's position being of necessity such a prominent one, somewhat like a gateman's lodge, it has forced the architect to make them beautiful as well as useful. For otherwise the effect of the whole estate would be ruined. This has resulted in the creation of a host of attractive designs which have made the garage a veritable asset to the home instead of the liability it was during the early stages of its development. The best garages are made





GARAGE PLAN No. 102.

The complete plans and working drawings for building this garage have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a cooperative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.



to conform to the general lines of the house with which they are associated, any departure from unity in design, colour or material, will prove unsatisfactory.

The four garages illustrated in this section are all designed for use with the house designs in this book, or with houses similar in style. The materials and colour scheme will largely depend on the house itself. In planning the garages, they have been made large enough to give the person who is cleaning or repairing the cars plenty of room to pass on all sides. Allowance has also been made for space for drawers, cupboards, benches, oil tanks and other appurtenances. The working drawings indicate how to make the doors as weather tight as it is possible by a simple method usually overlooked until after the garage has been constructed, as well as a method for draining the garage when sewer connections are not possible.

It is advisable to have a concrete foundation, because where a cement floor is used it can be put in at a very slight additional cost. Simply dig a trench deep enough to get below the frost line and use the earth walls as forms. Some owners may want

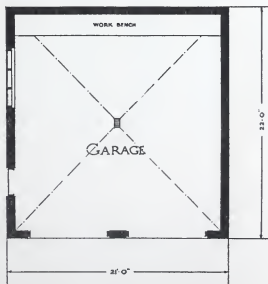


**GARAGE PLAN
No. 202.**

The complete plans and working drawings for building this garage have been prepared by Maurice D. Klein for The Home Builders Service Bureau—a co-operative organization that supplies home builders with architectural plans at the lowest possible cost. See page 116 for cost of plans and how to secure specifications, and approximate cost of construction.

a pit underneath the engine of the car for repairing or draining the oil. If so, this can easily be indicated.

After the garage has been built the automobile owner should endeavour to improve it by beautifying with vines and flowers. Quite often a naturally bleak looking garage would appear inviting if it were partly covered by an evergreen or a rose vine, and surrounded by rose bushes and shrubs of various kinds.



Cost of Plans With Estimated Building Costs

THE Home Builders' Service Bureau is a co-operative organization that supplies the complete plans, working drawings and details for all of the homes illustrated and described in this volume—complete architectural drawings of original copyright designs at a scale of one-quarter inch to the foot—with all necessary measurements and details for complete construction according to the best modern standards at the lowest possible cost. All plans have been checked, re-checked, and double checked, to insure accuracy, and in many ways are more complete than those of individual architects who depend on their supervision to obtain proper details.

Due to our methods of co-operative production and distribution the cost of our plans is a mere fraction of regular established architects' fees, because the cost of preparing the original drawings is divided between a group of people in widely separated localities.

The cost of the plans listed below is for one complete set of blue prints, and is for the use of one individual only, and cannot be used for other

homes without the consent of the Bureau. If you wish to keep the plans for your personal satisfaction we will gladly accord you this privilege. If, however, you do not wish to keep them after the completion of your home, we expect you to return them in order that they do not fall into other hands and be misused. This method protects you against the chance of other houses exactly like your own being built alongside yours.

Although the cost of construction will vary in different localities, the estimated cost for building in the Toronto district given below will serve many other parts of the Dominion as well. The estimates are for construction as illustrated, including the heating method mentioned. The difference between hot air and hot water heating averages about \$50.00 per room. Vapour steam, which makes an ideal heating system, will cost slightly more than hot water. Stucco on hollow tile or brick will cost practically the same as face brick. For brick veneer deduct 10% from our estimates on solid construction, and for frame construction deduct 20%.

Page No.	Home Plan No.	Estimated Cost	Heating included in estimate	Cost of Plans
10	401	\$5,000.00	Hot air	\$25.00
12	402	3,800.00	Hot air	20.00
14	403	2,100.00	Hot air	17.50
16	500	8,000.00	Hot water	30.00
18	501	6,500.00	Hot air	30.00
20	502	7,500.00	Hot water and Spanish tile	30.00
22	503	6,200.00	Hot air	25.00
24	504	4,700.00	Hot air	20.00
26	505	4,800.00	Hot air	25.00
28	506	5,000.00	Hot air	25.00
30	507	2,600.00	Hot air	17.50
38	600	7,200.00	Hot water	40.00
40	601	4,300.00	Hot air	20.00
42	602	8,000.00	Hot air	30.00
44	603	6,800.00	Hot water	30.00
46	604	7,700.00	Hot water	35.00
48	605	7,400.00	Hot water	30.00
50	606	6,600.00	Hot water	30.00
52	607	7,000.00	Hot water	30.00
54	608	6,300.00	Hot water	30.00
56	609	6,300.00	Hot water	35.00
58	610	7,000.00	Hot water	30.00
60	611	6,700.00	Hot water	30.00
62	612	6,800.00	Hot water	30.00
64	700	7,800.00	Hot water	40.00
66	701	6,400.00	Hot water	30.00

Page No.	Home Plan No.	Estimated Cost	Heating included in estimate	Cost of Plans
68	702	7,200.00	Hot water	35.00
70	703	8,100.00	Hot water	35.00
72	704	8,500.00	Hot water	40.00
74	705	11,000.00	Hot water	55.00
80	800	11,500.00	Hot water	50.00
82	801	5,000.00	Hot air	30.00
84	802	9,600.00	Hot air	40.00
86	803	5,200.00	Hot air	30.00
88	804	7,500.00	Hot water	40.00
90	805	15,000.00	Hot water	60.00
92	806	11,000.00	Hot water	55.00
94	807	7,100.00	Hot water	40.00
96	808	8,600.00	Hot water	45.00
98	900	9,800.00	Hot water	45.00
100	901	9,300.00	Hot water	45.00
102	902	9,500.00	Hot water	45.00
104	903	9,000.00	Hot water	45.00
106	1200	16,500.00	Steam	75.00
108	1201	13,000.00	Steam	60.00
110	1202	13,700.00	Steam	65.00

Page No.	Garage Plan No.	Estimated Cost	Cost of Plans
112	101	500.00	5.00
113	201	850.00	10.00
114	202	450.00	5.00
115	202	1,000.00	10.00

EXTRA BLUE PRINTS OF HOME PLANS can be supplied with orders for original set at \$2.50 per set
EXTRA BLUE PRINTS OF GARAGE PLANS can be supplied with orders for original set at \$1.00 per set
STANDARD AGREEMENT FORMS for use in making contracts 15c each
QUANTITY SURVEY Prices on application

SPECIFICATIONS—Since building by-laws vary in different localities, and because any of the

designs in this volume can be built in hollow tile, brick or frame construction, no standard specifications can answer all requirements. The outline of specifications given for each design will enable you to obtain quotations on any of the plans, and most builders will prepare specifications covering the kind of construction they tender on. Those who want detailed specifications to suit their own personal requirements can be supplied by the Bureau at special prices which will be given upon application.

Architect, Maurice D. Klein



HARRY B. TABER
CONTRACTOR
TORONTO
CANADA

May 15th, 1921.

Re - Cedarvale Development - Toronto, Ont.
The National Fire Proofing Company of Canada, Limited,
Toronto, Ontario.

Gentlemen:

During the past few years I have erected some fifteen houses, on the Cedarvale property, in all of which I have used your tile. The houses vary in materials used, in some I have used all stucco with a low cost course of stone or brick, some are of half brick with stucco top and several are of stone face with NATCO tile backing.

Nearly all of these houses were built for sale and my reason for using your tile to such a great extent was two-fold.

In the first place, I have always been able, through the use of NATCO tile, to make a saving of from 10% to 15% over brick or stone, so the large units lay up very rapidly and use less mortar, consequently giving the purchaser a warmer house at a lower price.

Secondly, having lived for the last seven years in a house constructed of NATCO tile, I can honestly recommend such construction to probable purchasers. I have found tile houses much easier to heat and when they are completed and the lawns and shrub beds nicely laid out, they are by far the most attractive houses to offer to prospective buyers.

In closing, I wish to congratulate your service department and I can honestly say that I have never been refused tile, even during the rush periods, and that my work has always gone ahead much faster than I was sure of prompt delivery.

Yours very truly,
Harry B. Taber

WHEN YOUR CUSTOMER Becomes Your Salesman

MR. TABER'S LETTER TELLS THE STORY

The most valuable assets Mr. Taber has are satisfied clients. That's why he uses Natco Hollow Tile.

This is not unusual. In addition to these savings you speed up the construction work as well.

Mr. Taber takes the medicine he recommends. He has lived in a Natco Home himself for seven years.

Not only do you save in fuel but in repairs, painting and maintenance costs as well.

Natco Hollow Tile lends itself to the best architectural treatment.

Think of Natco, not just as a building material, but as a service that prevents mistakes, waste and delays in building.



**NATIONAL FIRE-PROOFING COMPANY
OF CANADA, LIMITED**

Factory: Hamilton, Ont.

Dominion Bank Building, TORONTO

Before You Build—

Send for this new 20-page Illustrated Booklet fully describing the manufacture and the many advantages of Asphalt Roofing

We maintain a special bureau to give Expert Roofing advice without any obligation or cost on your part. Tell us the style of house you are building and we will gladly send you samples and other useful information with your copy of our new booklet. No coupon is required, just write us as you would any other friend.

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Why You Should Floor Your New Home With Selected Red Birch

HERE is some good advice. Select your flooring with great care. Many an otherwise decidedly attractive home has been sadly handicapped by inferior floors. Go into the flooring question thoroughly with your architect or builder. Get all data on all hardwood floors. Compare them on all points, beauty of grain and color, wearing qualities, price and economy of upkeep. If you do this you will find the best flooring to be 13/16" Red Deer brand Selected Red Birch.

For beauty of grain, color and harmonious effect no other hardwood flooring can approach our Selected Red Birch. It has richness, tone and distinction that puts it in a class by itself. With age it mellows; its beauty increases.

No hardwood flooring will wear longer than Red Deer Birch. It resists wear, abrasion and marking. It shows no signs of wear and tear. It will not "cup", curl or warp. It will not splinter or chip.

Red Deer brand Birch takes all stains better than any other hardwood. The stain is absorbed into the wood and will not wear off in doorways and places where subjected to continuous wear.

While we manufacture $\frac{3}{4}$ " and $\frac{1}{2}$ " flooring we recommend 13/16" flooring wherever possible. The cost of material is slightly more, but the cost of laying and finishing is the same, and you have a more permanent and satisfactory floor. Unquestionably 13/16" is the proper thickness for

hardwood flooring for homes. Thinner flooring is merely a "vener" and cannot be expected to stand up under years of wear in the home. Red Deer brand 13/16" Birch lies flat and smooth as plate glass. There is no unevenness or overwood, no gaps or cracks. Cupping never develops. Where exposed to weather, such as near doors, windows or near radiators or fireplaces Red Deer brand 13/16" Birch holds its position far better than other hardwoods.

Here is perhaps the most astonishing feature about this wonderful flooring. Red Deer brand 13/16" Selected Red Birch can be supplied at approximately the same cost as $\frac{3}{4}$ " clear quarter cut oak, and Red Deer brand 13/16" clear Birch can be supplied at the same cost as $\frac{3}{4}$ " plain Red Oak. And the 13/16" floors are equally as handsome as the $\frac{3}{4}$ ".

Caution! Do not fail to compare the merits of Red Deer brand Birch with all other hardwoods. The results of your inquiries will prove immensely satisfactory to you. For further information, please feel free to write us.

MUSKOKA WOOD M'FG. CO.
Huntsville Limited Ontario

Red Deer
brand
birch
Hardwood Flooring





You Can Discern the Superior Quality of "Acme Brand" Hardwood Floors

To even those who are not experienced in judging the quality of Hardwood Flooring the difference between Acme Brand and other flooring is quickly noted, especially when laid and finished.

The uniform graining, smoothly machined surface, absence of check and unsightly rough spots, the evenness of color, all contribute to make Acme Brand the most beautiful and satisfactory Hardwood Floor possible to secure. Acme Brand flooring improves with use. Repeated polishing brings out the true beauty of the grain.

Measured by the years of service and satisfactory wear Acme Brand Floors are less expensive than ordinary floors. They increase the value of your house for selling purposes.

Specify Acme Brand Floors for your new home. Your builders can secure it from our factory in Toronto. Our Service Department will gladly advise you which quality to use for the different rooms and give you an estimate of cost. Large stocks always on hand for delivery on short notice.

BUILDERS MOULDING COMPANY, LIMITED
52 NOBLE STREET Local and Long Distance Phone Lakeside 7700 TORONTO, ONT.



You Can Easily Lay "Acme Brand" Hardwood Flooring Over Old Floors

There is no need to suffer with unsightly and worn out floors. Any handy person can transform the appearance of a room by laying an Acme Brand Hardwood Floor on top of the old floor. Floors are the most conspicuous and the most used part of a house. A beautiful floor improves the appearance of any room.

The cost of Hardwood Floors is within the reach of every person who owns a

home. Our service department will tell you how much the flooring for any size of room will cost. We will tell you how to lay and finish it. You will be proud of the result. Just tell us the size of the room or rooms and we will give you the costs on various grades of Hardwood Flooring. From our large stocks we can ship the same day your order is received.

BUILDERS MOULDING COMPANY, LIMITED
52 NOBLE STREET, Local and Long Distance Phone Lakeside 7700 TORONTO, ONT.



A Beautiful Home— Have Floors and Furniture in Keeping

THE floors, furniture and woodwork receive rougher and more constant usage than any other furnishings in your home. Yet, it is upon their condition that the beauty of your home depends. No matter the type of floor you have, no matter the finish of your furniture, the products of the makers of O'Cedar Polish—specialists in the beautifying of homes for nearly a quarter century—will give them the greatest protection, the finest lustre, with the least labour.

Waxed Floors

On all waxed floors use CHAN, the wax that goes farther, shines brighter, and lasts longer. Apply sparingly to give the best results. CHAN dries quicker, sets harder, is more economical, and gives a greater protection than any other wax. The occasional polishing with a weighted brush will keep your floors in a state of beauty that will be the envy of all your friends. At all hardware stores in 40c, 75c and \$2.00 tins.

For Dusting

For dusting hardwood floors use the O'Cedar Dusting Mop. The O'Cedar Dusting Mop contains no oil to dull the lustre of the wax. It is light in weight, the full cotton yarn picks up all dust and lint, it is shaped so that it is easy to clean hard - to - get - at corners.



Furniture, Painted, Varnished or Linoleum Floors

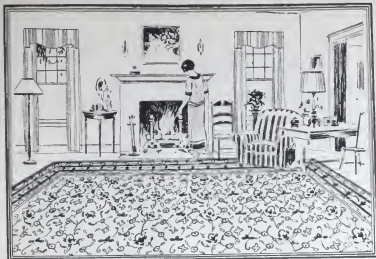
Use O'Cedar on all furniture. Just a few drops on a damp cloth preserves and beautifies as will no other polish. O'Cedar Polish cleans as it polishes, removing all dust and grime, revealing and enhancing the original beauty of the graining. Always put a few drops of O'Cedar on the dust cloth—it holds the dust, keeps the furniture sparkling.

On painted or varnished floors or on linoleum, O'Cedar Polish is unexcelled. Applied with an O'Cedar Polish Mop it gives a hard dry lustre which makes it easy to keep the floors in a gleaming and spotless condition. With the O'Cedar Polish Mop—oiled with O'Cedar Polish—the floors and woodwork are cleaned and polished at one operation. O'Cedar Polish in bottles: 4 oz. 25c; 12 oz. 50c, also larger quantities in cans.



CHANNELL LIMITED

TORONTO



Beautiful Floors for Every Room

IT is easy to plan the floors of your home when you choose Dominion Linoleum Rugs. The beautiful and the practical are happily combined in these fine floor coverings. Their charming colors and patterns please the most fastidious taste. Their labor-saving features and sturdy indifference to hard usage appeal from the viewpoint of common-sense and economy. You'll be proud of your floors if you cover them with

Dominion Linoleum Rugs

made in convenient sizes, and in suitable designs for living-room, dining-room, bedroom, kitchen and hall. They are cheerful and bright and their clean, smooth, waterproof, germproof surface saves endless hours of tiresome beating and sweeping.

Dominion Linoleum

is ideal where the entire floor is to be covered. It is made in widths sufficient for any ordinary room and possesses all the practical features of durability and sanitation that make Dominion Linoleum Rugs so popular. There are many beautiful patterns to choose from.

See the display of Dominion Linoleum Rugs and Dominion Linoleum in your neighboring home-furnishing or departmental store, and note particularly, the moderate prices.



This label is on the face of all genuine Dominion Linoleum and Dominion Linoleum Rugs. Look for it and also for the strong, long-fibre bur-lap back that guarantees years of satisfactory wear.





Sanitary Elimination of Household Waste

PROTECTION against disease is no less essential than protection against the elements. The Garbage Can is not a protection, it is a cordial invitation with an R.S.V.P., and it is extended to every disease germ in the community. The reply of every germ and of every germ's neighbor and uncle and aunt is "Thanks, will attend your banquet. Make provision for all the relatives." And they all gather at the Garbage Can.

But they are a treacherous crowd. The recipients of your hospitality, they crowd in, each with his own peculiar weapon of death. They immediately set about on their murderous mission. The winged insects whose birthplace is the Garbage Can, furnish them with a convenient means of aerial transportation. From Garbage Can to some receptacle, a pail, a cup, a glass, or a dish they wend their short passage, and a week or two weeks later they have accomplished their insidious mission. A fever, a headache, a doctor, an undertaker, and the first instalment on the cost of the Garbage Can has been paid.

Strange it is, that with all our precautions as to sanitary plumbing, damp-proof basements, correct heating and ventilation, proper drainage, filtrations, and chemically treated water, we've actually devised so obvious a source of disease as the Garbage Can. One could hardly be charged with a wicked suspicion of the motives of his fellow man if he confided the suggestion that the meagre practice of some forlorn physician had been the inspiration of this homicidal institution. Whatever may have been the motive, it required no skilled sanitarian to understand the high efficiency of the Garbage Can as a promoter of disease.

Moreover, as a work of art the Garbage Can is not exactly a success. As compared with the environment which a well-appointed home contributes, it suggests nothing but ugliness, untidiness, inconvenience, menace to

health, filth, in short, it is a dangerous nuisance with nothing to commend it and everything to condemn it.

The point we make is, what reason for being, has Garbage Can.

And it is now possible with a small outlay to dispense with this incubator of disease. Science has devised a plan by which garbage can be destroyed without the formation of unpleasant odors or the hazard incident to the use of a Garbage Can. The garbage is burned with the use of no fuel other than the garbage itself. The equipment which is used for this strictly sanitary method of disposing of household garbage and waste is known as the Kernerator.

There are two tests by which one can measure the value of all equipment and decorative fixtures which one introduces into the home. Does it lighten the work of the homemaker? Does it contribute to the cleanliness and healthy condition of the home? In designing your home you should give considerable thought to this convenience as we consider it almost as essential as sanitary installations of proper pipes to assure the home of perfect drainage.

Destruction by burning in municipal plants has reached an advanced stage of development, but with the exception of a number of stove or furnace arrangements, built to operate with gas or other fuel and designed to consume garbage only, there has never been any successful attempt made to solve the problem of the disposal of all household waste, including garbage, until the Kernerator was perfected.

The Kernerator combines the three recognized desirable features: First, it destroys refuse where it originates; Second, it destroys by burning; Third, there is no cost.

The Kernerator is built into an enlarged base of the kitchen chimney wherein is placed an arrangement of grates designed with a by-pass, which permits the draft to pass



over and around as well as through the material to be burned. No fuel is required as this system is founded upon the demonstrated fact that in a normal household there is more than enough combustible material in the form of waste paper, rags and the like, to dry out the moisture from any ordinary supply of garbage. Garbage itself is thoroughly combustible when dried and requires only sufficient heat to evaporate the moisture in order to render it combustible.

Little or no decomposition of kitchen waste will take place inside the incinerator, even in the hottest weather, because the inside of the chimney contains soot, creosote and gases which are all preservatives and disinfectants and prevent decomposition for the relatively short periods between burnings. It is the same principle as used in the old-fashioned brick smoke house in which meats are smoked so as to keep them sweet for an indefinite length of time. The inside of your chimney is, by reason of frequent burnings, absolutely sterile and there is, therefore, no inducement to decay. Our experience, covering a number of years, is that Kernerators are, in fact, odorless.

A receiving hopper door is placed in the chimney flue in the kitchen and in the upper stories of the building if desired. Into this hopper is dropped all manner of household refuse from time to time as it develops—newspapers, wrapping paper, kitchen waste of all kinds, cardboard boxes, tin cans, bottles, rags, sweepings, etc. This may be continued for about a week or until the incinerating chamber is practically full of alternate combustible material, but with the combustible material far in excess of the damp or non-combustible. The tin cans, bottles, and other material of this character, hold the mass in a loose condition, permitting the draft, fire and heat to circulate through and around the moist material.

The incinerator is fired about once a week. The intense heat from the large amount of burning material quickly evaporates the moisture in the vegetable matter and this dried material in turn becomes fuel. The burning, however, is of relatively short duration and does not result in radiating any heat into the kitchen or upper floors. The fire being hot while it lasts, creates a strong draft into and up the flue so that no smoke or odor can come out through the hopper door into the kitchen or upper stories. The fire thoroughly sterilizes the entire flue, maintaining perfectly sanitary conditions from the bottom to the top. The soot on the walls of the chimney absolutely prevents kitchen waste from adhering to the inside walls of the flue, which is not in

any way comparable to the so-called garbage chute.

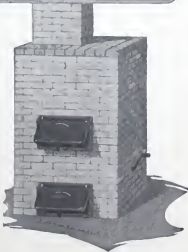
The Kernerator has been in daily use for years and has been carefully tried out under every possible condition and it is now in successful operation in thousands of homes and apartment buildings throughout the United States.

Because of our thorough acquaintance with the incinerator's practical performance and our unlimited confidence in its efficiency, we do not hesitate to recommend its installation in all homes.



Since the waste supplies its own fuel, the cost of installation is the only cost. The installation in your chimney of a Kernerator interferes in no way with the use of the same flue for kitchen range or furnace.

The Kernerator is designed to meet the requirements of all sizes and type of homes, and the cost of installation (which is the only cost) is very small compared with convenience and sanitary condition it promotes in the home.



Canadian Representatives:

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ELMER B. COGSWELL, LTD.
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E. D. MONDEHARD,
71 St. James Street

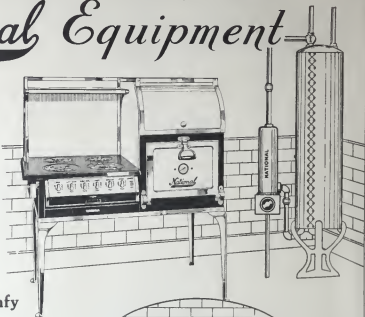
The Ideal Home has *National* Equipment

ELECTRIC

THE heart of the ideal home is the National Electric Range—the only range with the cone-type heating unit.

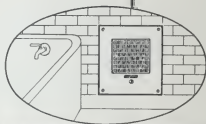
Add to this range the National Circulation Water Heater, and you ensure utmost convenience for the home manager. Made in all sizes, each controlled by a three-heat switch.

The National Water Heater is efficient, gives plenty of hot water and saves bother and time.



Have a Safe, Comfy Bathroom

This National Electric Heater fits flush into the wall—out of the way—always ready to provide a warm glow. In white vitrified enamel, or polished nickel, it is in harmony with the finest bedroom or bathroom. Controlled by a tumbler switch, it can be installed on the ordinary house service.



Heat Without Odor or Smoke

In the ideal home this ornamental grate replaces the dirt-spreading, sooty, malodorous grate: it warms a room quickly—driving out the chill. Solidly constructed in handsome Adam period design, it can be used to best advantage in a tiled or brick mantel.



National Electric is a name every knowing home-manager should look for on electric conveniences. Irons, hot plates, etc.—all have the National quality needed for the ideal home.

THE NATIONAL ELECTRIC HEATING CO., LIMITED

Toronto Montreal Winnipeg Vancouver

Makers of
National Electric Ranges, Electric Heaters, Irons, Hotplates, etc.

The residence of F. W. Scott, 77 Rochester Ave., Lawrence Park, Toronto, (below) in which the modern bathroom (right) has been finished in Sani-Onyx, with walls of French grey and floors, base and trimming of pure white.



Your Bathroom Walls and Floor can now be of Pure White Stainless

SANI ONYX
A VITREOUS MARBLE

As white as drifted snow, absolutely impervious to stains from liquids, acids, alkali, or climate, a surface so brilliant and smooth that a damp cloth cleans it as readily as soap or cleansing powders, Sani-Onyx is the ideal tiling—or panelling for the walls and floor of your bathroom, kitchen or vestibule.

Once installed, Sani-Onyx always looks well. It does not deteriorate. Due to its flint-like toughness combined with its inherent beauty it gives indomitable service. Years of use do not mar or lessen its beauty. It resists every destructive action which it has to combat in a home. Its glossy white surface is permanent.

Low in first cost it serves continuously without re-decorating or repair. Walls and floors of Sani-Onyx do not crack from the ordinary settling of a building.

In addition to pure white, nubian black, turquoise blue, and French grey, Sani-Onyx provides the opportunity for many handsome relief (carved) decorations.

We will gladly furnish you quotations on the cost of finishing any of the bathrooms shown in THE HOME PLAN BOOK in Sani-Onyx. We will install Sani-Onyx for you, or show your own contractor how to do it. Write for complete information.

Sani Products Co.
Limited

284 ST. HELENS AVE.

TORONTO, CANADA



An aristocratic, enduring roof

Where a roof of outstanding and enduring architectural beauty is desired, architects select Brantford Asphalt Slates. Their soft harmonious shades of reddish-brown, dark green or blue-black are the natural unfadable colors of the slates.

The well known Brantford quality ensures lasting aristocratic appearance without

the expense of painting or staining from time to time. Your roof will be water proof, will not curl, swell or dry out. Wonderfully fire-resistant. By insisting upon Brantford quality you will ensure these splendid advantages to the highest degree. Write for descriptive literature or advice on all roofing problems.

*Distributed under Brantford Roofing Trade Marks through Brantford Roofing dealers.
Stock carried, information furnished, service rendered by our dealer in your district.*

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Branch Offices and Warehouses: Toronto, Windsor, Winnipeg, Montreal, Halifax, St. John, N.B.

Brantford Roofs



BIRD'S ASPHALT TWIN SHINGLES

Permanent Colors

Fire-safe

Long Wearing

So good looking that they add a touch of prosperity to any home. Colors: natural slate, red, green, or blue black.

So long wearing that they constantly remind you of their economy for years to come.

Bird's Twin Shingles are really two shingles in one, easily picked up and laid with one hand—self-spacing. They will not catch fire from falling sparks.

Write us for name of your "Bird" dealer and free booklet, "A Roof the Owner is Proud of".

BIRD & SON LIMITED

Mills: Hamilton, Ont.

and

Hamilton, Ontario

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THE Aristocrat-Pussyfoot Closet Tank

will give just that distinctive finish to your bathroom that you want, and will add value to your home.

SILENT—EFFICIENT—DURABLE

The Design is artistic and pleasing.

It is made from the highest grade material only, by expert workmen.

It operates without any noise.

It flushes and refills rapidly.

The patent ballcock is simplicity itself and cannot get out of order.

Finished in oak, mahogany or white.

THE "Aristocrat" Cement Laundry Tub

Perfect drainage features.

Smooth finish.

Corners are rounded—inside and out—prevents dirt accumulating.

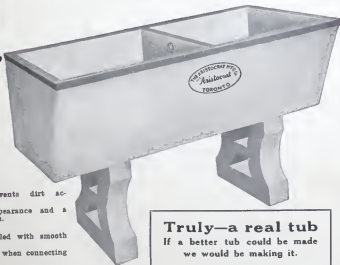
Special external finish makes a pleasing appearance and a sanitary fixture for cellar, laundry or kitchen.

All inside fittings are brass nickelplated.

The rim is zinc metal—rust-proof—and assembled with smooth corners to prevent tearing clothes.

Improved outlet casting holds bolts from turning when connecting waste.

New clamping ring accommodates all weights of lead waste.



Truly—a real tub

If a better tub could be made
we would be making it.

THE ARISTOCRAT MANUFACTURING CO. (Rgd.)

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Operated by THE CANADA METAL CO., Limited
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FRASER AVE.
TORONTO

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